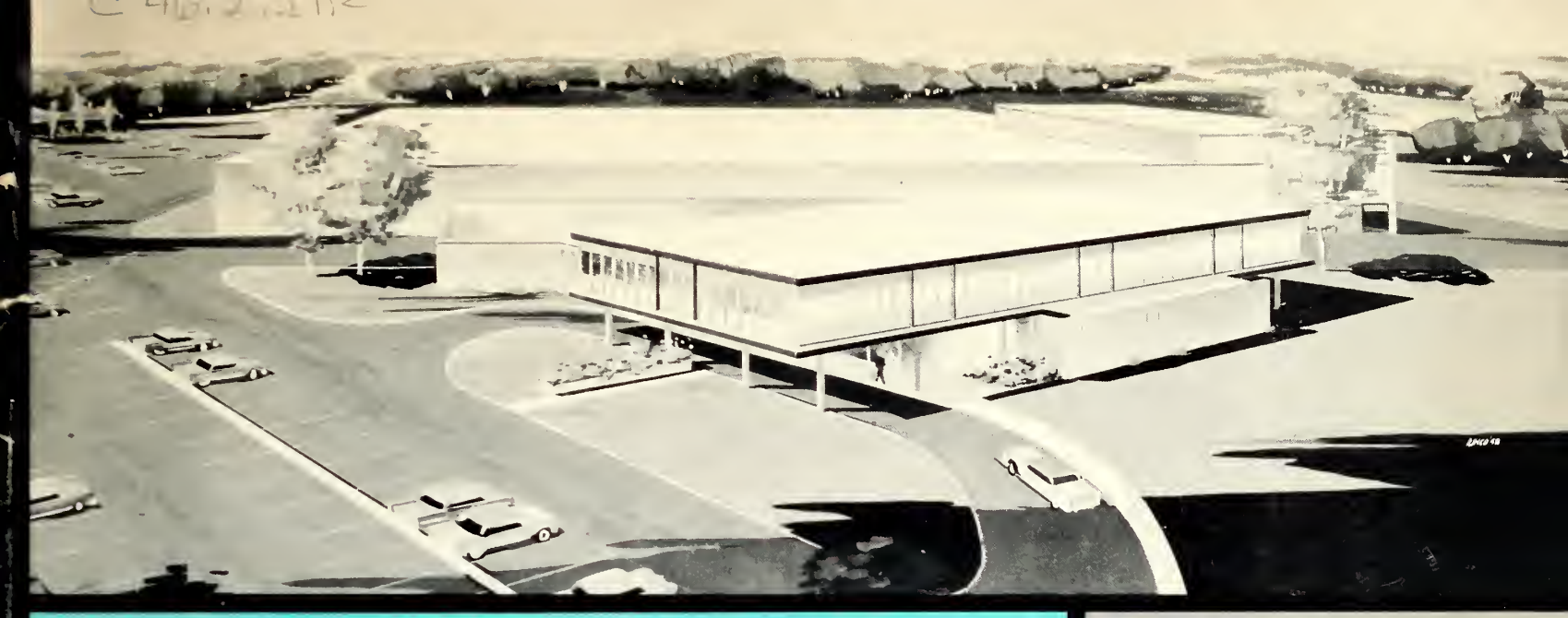

CHARACTERISTICS OF 63 MODERN INDUSTRIAL PLANTS

PENNSYLVANIA STATE UNIVERSITY
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DOCUMENTS COLL

U. S. DEPARTMENT OF COMMERCE
ECONOMIC DEVELOPMENT ADMINISTRATION

CHARACTERISTICS OF

MODERN INDUSTRIAL PLANTS

by **THEODORE K. PASMA**

in cooperation with the **NATIONAL INDUSTRIAL ZONING COMMITTEE**

1966

U.S. DEPARTMENT OF COMMERCE
John T. Connor, Secretary
Eugene P. Foley, Assistant Secretary
and Director of Economic Development
ECONOMIC DEVELOPMENT ADMINISTRATION

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FOREWORD

This report describes the characteristics of 63 industrial plants built in the late 1950s, located in every State and producing a variety of products. It is designed as a quick-reference guide to assist community leaders and zoning administrators in their everyday job of teaching townspeople that industry can be aesthetically pleasing and compatible with other land uses. It will make it easier for citizens to understand the contribution new plants can make to the local economy and the job which must be done before and after new industry comes to the area in the way of intelligent site planning, zoning and needed community facilities. Plant officials planning new construction will find the case examples helpful in determining appropriate land-to-building ratios, off-street employee parking and truck loading requirements, and other factors important in developing a good community-industry partnership.

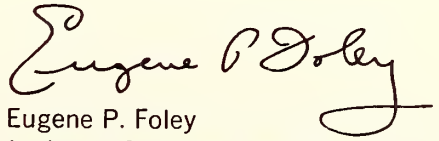
The plants cooperating in the survey were selected from nominations made by State planning agencies or from literature illustrating aesthetics in plant design and landscaping. At least one plant was selected from each State—not necessarily the best representative plant—but one which exemplified an appropriate type of industry, plant size or product category. Many additional kinds of industries constructed during the same period could not be covered in the report because of space limitations. Nor was it the intention of the author to draw general plant location conclusions based on the reasons given by cooperating plant officials for locating in a particular community or on a specific site. Primary consideration is given to the physical characteristics of plants on open land and thus the report does not attempt to deal with industrial development needs in the central areas of the larger cities.

The report evolved from numerous conferences of the National Industrial Zoning Committee (NIZC) over the past ten years and as a result of many requests for data on the characteristics of modern industrial plants. NIZC is a professional organization comprising representatives of the American Society of Planning Officials, American Institute of Planners, Society of Industrial Realtors, American Railway Development Association, American Industrial Development Council, Urban Land Institute, American Society of Civil Engineers, and Industrial Development Research Council. The group is dedicated to the improvement of zoning

techniques and practices as applied to industrial land as a part of comprehensive community planning. As a member of NIZC, Theodore K. Pasma volunteered his services to make the survey and to write the report.

Grateful acknowledgment is made of the cooperation and valuable assistance rendered by the company officials supplying data and photographs used in preparing this report; to Oliver Greenway of Honeywell, Inc., for his assistance in the initial selection of plants; to Oswald Stewart (formerly of FACTORY magazine) for contributions made while editor of the McGraw-Hill "Ten Best Plants of the Year" contest; to the directors of many State planning and development agencies who submitted plant nominations; to the entire membership of the National Industrial Zoning Committee and Thomas Murphy of the Business and Defense Services Administration for reviewing the survey questionnaire; and to Carl Randall, Owens-Corning Company, John Kimbrough (now with the Appalachian Regional Commission), and William Walsh III (now on the staff of the Government Operations Committee).

The survey was conducted and the report developed before the enactment of the Public Works and Economic Development Act of 1965. Similarly, the plants were constructed prior to establishment of the Economic Development Administration (EDA). The characteristics reported for each plant and community are not to be construed as necessarily meeting the requirements of the Act. Analysis of their relationship to the new legislation was not possible. While EDA assumes no responsibility for the author's opinions and other statements in this report, it believes the results of the survey will be useful to communities in their economic improvement effort.



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Assistant Secretary and Director of Economic Development

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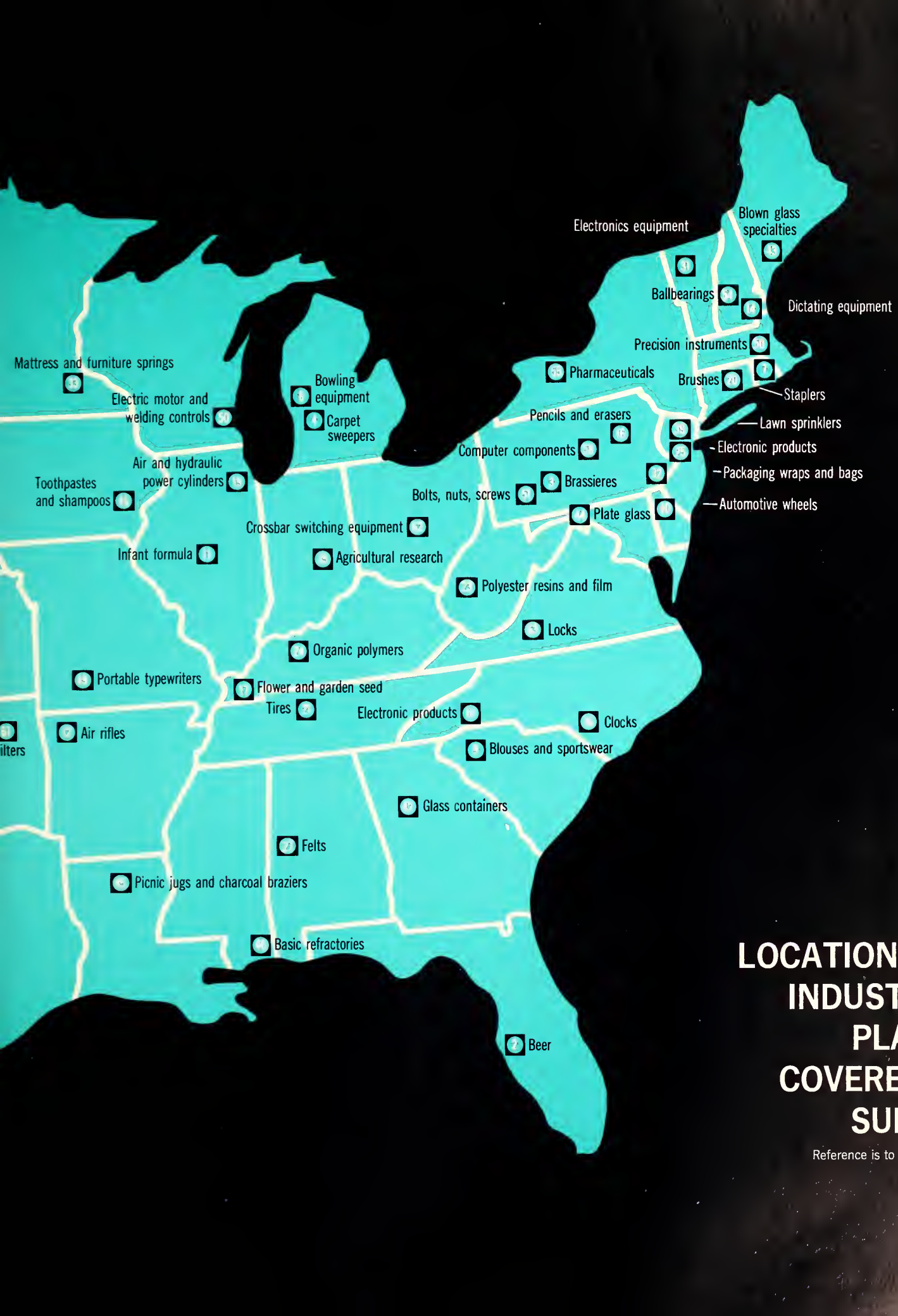


LOCATIONS OF INDUSTRIAL PLANTS COVERED IN SURVEY

Reference is to Case Number

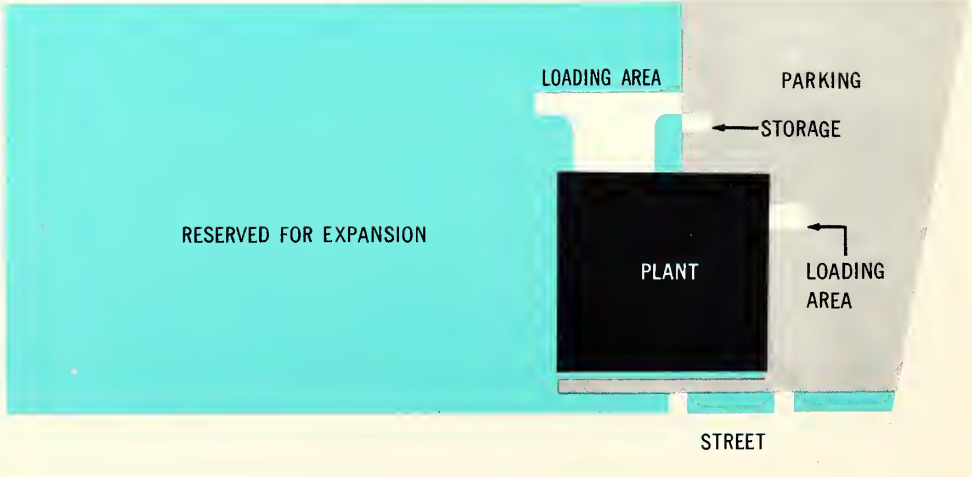
Site
13 Acres

Plant
92,000 Sq. ft.

Land-to-building ratio
5 to 1

No. employees per acre
30

No. sq. ft. of bldg. per employee
239



Consumer and professional tape recorders, and stereo record-tape consoles.

AMPEX AUDIO COMPANY

SUMMARY

LOCATION: Within the corporate limits of Sunnyvale, Calif.

PLANT: Built in 1959; branch plant; leased; 92,000 sq. ft. floor area on a single floor, including 14,700 sq. ft. used for administrative offices; bay sizes 140 by 230 ft. and 166 by 230 ft. with a 16 ft. ceiling clearance in manufacturing area; 70 by 140 ft. and 70 by 70 ft. bays and a ceiling clearance of 11 ft. in office area.

ZONING: Site zoned industrial when selected; area around plant was also zoned industrial and is now partly developed industrially; building setback 65 ft. from front curb; plant operations cause noises and vibrations but only to a small degree since the plant is a light fabrication and assembly operation.

WHY COMMUNITY WAS SELECTED: Labor, markets, proximity to suppliers and subcontractors, home corporation.

WHY SITE WAS SELECTED: Proper zoning, site fully serviced, good transportation.

OFF-STREET PARKING: 295 spaces for employees; 21 for visitors.

TRANSPORTATION FACILITIES: Three off-street truck loading docks (accommodate four trucks); 85 percent of inbound and outbound commodities delivered by truck; 7.5 percent by rail; 7.5 percent by air.

LABOR: 385 employees in 1960 (206 male; 179 female); 189 production workers up through the working foreman level (75 skilled; 114 unskilled); 2 shifts; 95 salaried, executive-level employees; 20 salaried engineering-scientific professionals; 70 nonsupervisory clerical employees; (11 employees not accounted for).

RAW MATERIALS: Mu metal, sheet steel, aluminum, brass and bronze bar stock.

SEMI-MANUFACTURED MATERIALS: Castings.

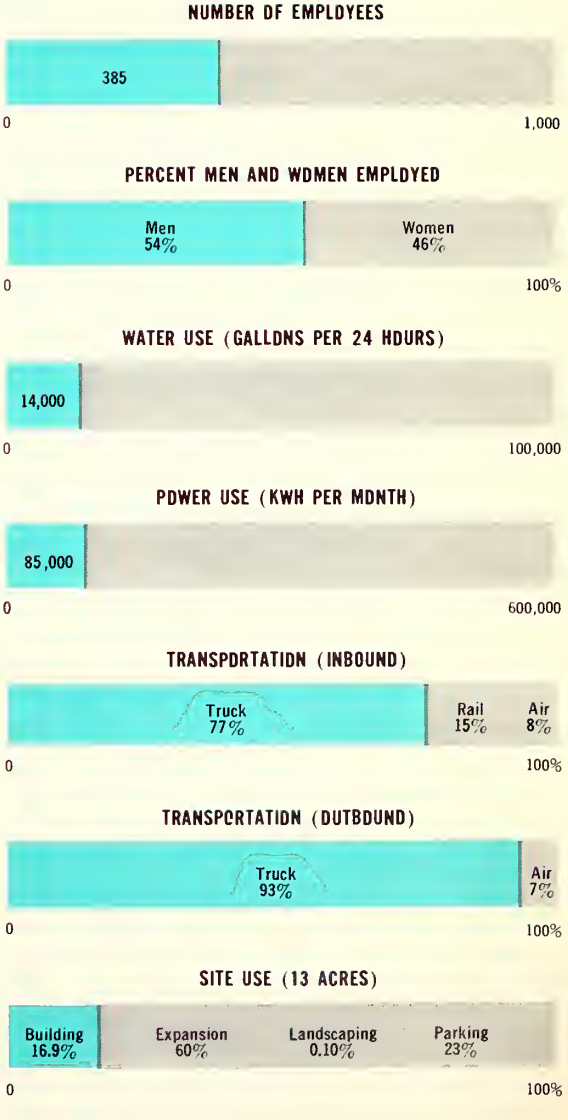
WATER: 14,000 gals. per 24-hr. period (at city quality and pressure requirements); obtained from city system.

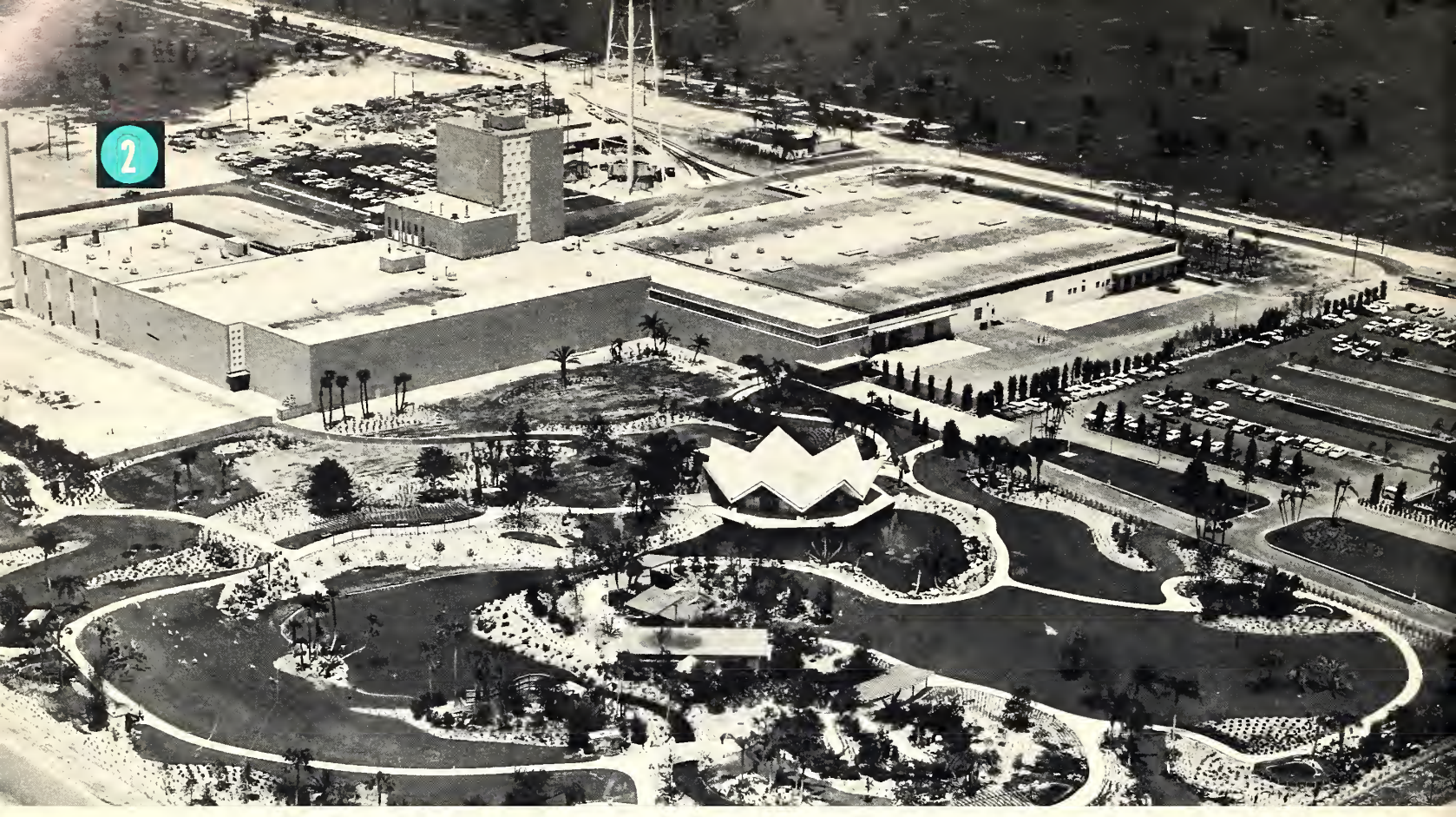
POWER: 85,000 KWH per month; 1200 Amp., 3 HP, 208 V; increase in service entrance requirements expected; continuity of service important.

FUEL: Gas.

WASTE: Average amount; dumped in sewers or hauled away.

SEWAGE: To city system.





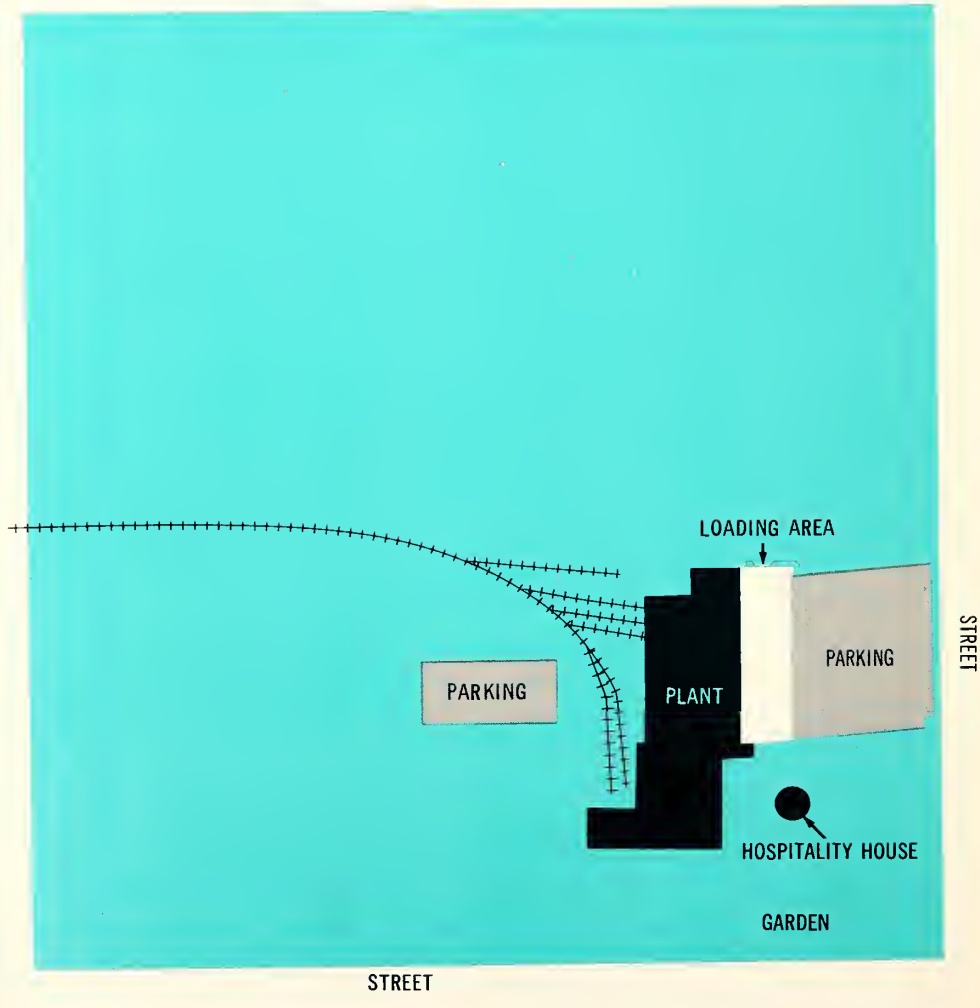
Site
152 Acres

Plant
347,000 Sq. ft.

Land-to-building ratio
26 to 1

No. employees per acre
2

No. sq. ft. of bldg. per employee
1,280



Beer

ANHEUSER-BUSCH, INC.

LOCATION: Tampa Industrial Park, within the corporate limits of Tampa 6 miles north of Tampa's main business district.

PLANT: Built in 1959, this is a branch plant (company owned) with a total floor area of 347,000 sq. ft., 14,500 sq. ft. of which are used for administrative purposes. The plant is 6 stories high in the manufacturing area with 25 ft. by 65 ft. bays and a 20 ft. ceiling clearance. The office area is 2 stories high with 26 ft., 6 in. by 45 ft. bays and a ceiling clearance of 14 ft.

ZONING: Plant site zoned industrial when selected; surrounding area zoned residential and commercial and is partly developed. University of South Florida is located adjacent to industrial park tract. Building setback 550 ft. from front curb, 220 ft. from side and 1,500 ft. from rear property line. Extensive use is made of silencers in order to quiet an otherwise noisy operation.

WHY COMMUNITY WAS SELECTED: Proximity to markets, raw materials, and transportation.

WHY SITE WAS SELECTED: The advantages offered by Tampa Industrial Park.

OFF-STREET PARKING: 118 spaces for employees; 452 for visitors.

TRANSPORTATION FACILITIES: 12 off-street truck docks; 6 rail sidings.

LABOR: 271 employees in 1960 (255 male; 16 female); 185 production workers (35 skilled, 147 semi-skilled, and 3 unskilled); 3 shifts; 36 salaried supervisory employees, 47 salaried, non-supervisory.

RAW MATERIALS: Water, barley malt, rice, hops.

SEMI-MANUFACTURED MATERIAL: Cans, bottles, cartons, crowns, lids.

WATER: 1,000,000 gals. per 24-hr. period (must be bacteria pure); obtained from city system but use plant booster pump to reach pressure requirements of 85 PSI.

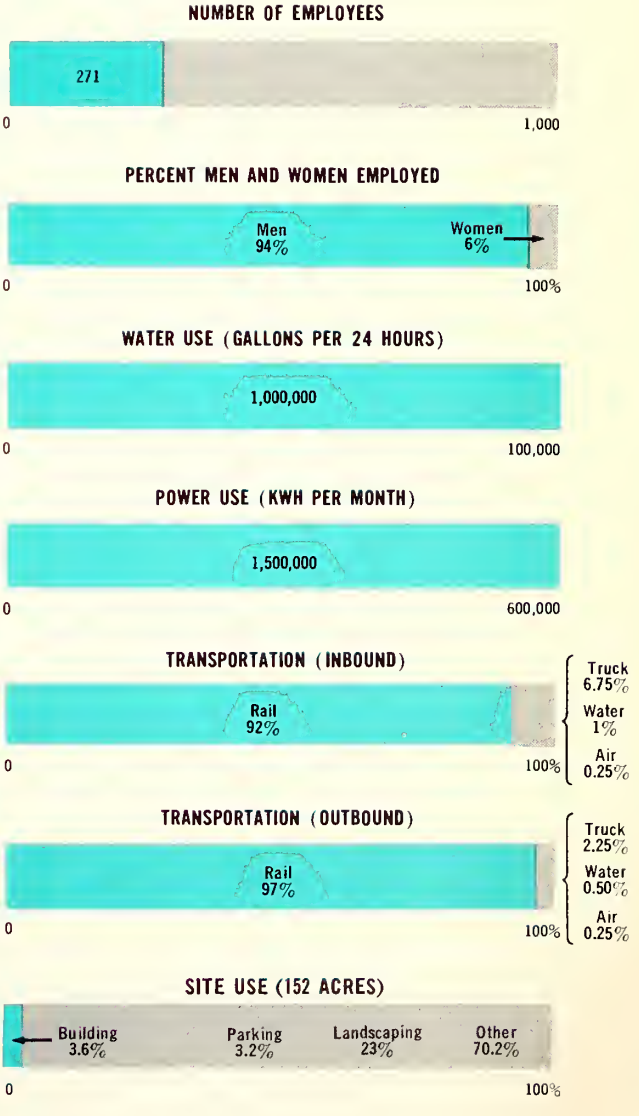
POWER: 1,500,000 KWH per month; two 2,500 KVA lines required; continuity of service critical.

FUEL: Gas.

WASTE: Very little; some hauled away, some dumped in sewers.

SEWAGE DISPOSAL: To city system.

SUMMARY



Site
1 Acre

Plant
35,000 Sq. ft.

Land-to-building ratio
0.2 to 1

No. employees per acre
417

No. sq. ft. of bldg per employee
87

Brassieres

BALI BRASSIERE MANUFACTURING COMPANY, INC.

LOCATION: Suburban Johnstown, Pennsylvania.

PLANT: Built in 1959; branch plant (company owned); 35,000 sq. ft. floor area, including 2,000 sq. ft. occupied by administrative offices; 1 and ½ stories, 31 ft., 4 in. by 22 ft., 10 in. bay areas and a ceiling clearance of 11 ft., 5 in. in manufacturing area; 1 story, 11 ft. 5 in. ceiling clearance in office area; brick construction in front of building, glass bricked entrance, planter, and paved parking area enhance the appearance of the plant.

ZONING: Site zoned industrial when selected; area around plant is now zoned both industrial and residential and is partly developed both industrially and residentially; building setback 30 ft. from front curb, 6 ft. from side, and 8 ft. from rear property line. No objectionable processes.

WHY COMMUNITY WAS SELECTED: Labor; unusual cooperation of local organizations in making power lines and plant financing available.

WHY SITE WAS SELECTED: Previous location of small building owned by company.

OFF-STREET PARKING: 120 spaces for employees.

TRANSPORTATION FACILITIES: 2 off-street truck docks (accommodate 2 trucks); airport within 2 miles of plant site; all inbound and outbound commodities delivered by truck.

LABOR: 400 employees in 1960 (20 male; 380 female); 384 production workers (335 skilled; 49 unskilled); 1 shift; 7 salaried, executive employees; 3 salaried, engineering-scientific employees; 6 non-supervisory and clerical employees.

RAW MATERIALS: Cotton, nylon and elastic yard goods.

SEMI-MANUFACTURED MATERIALS: Accessories such as wires, bones, tapes and shoulder straps.

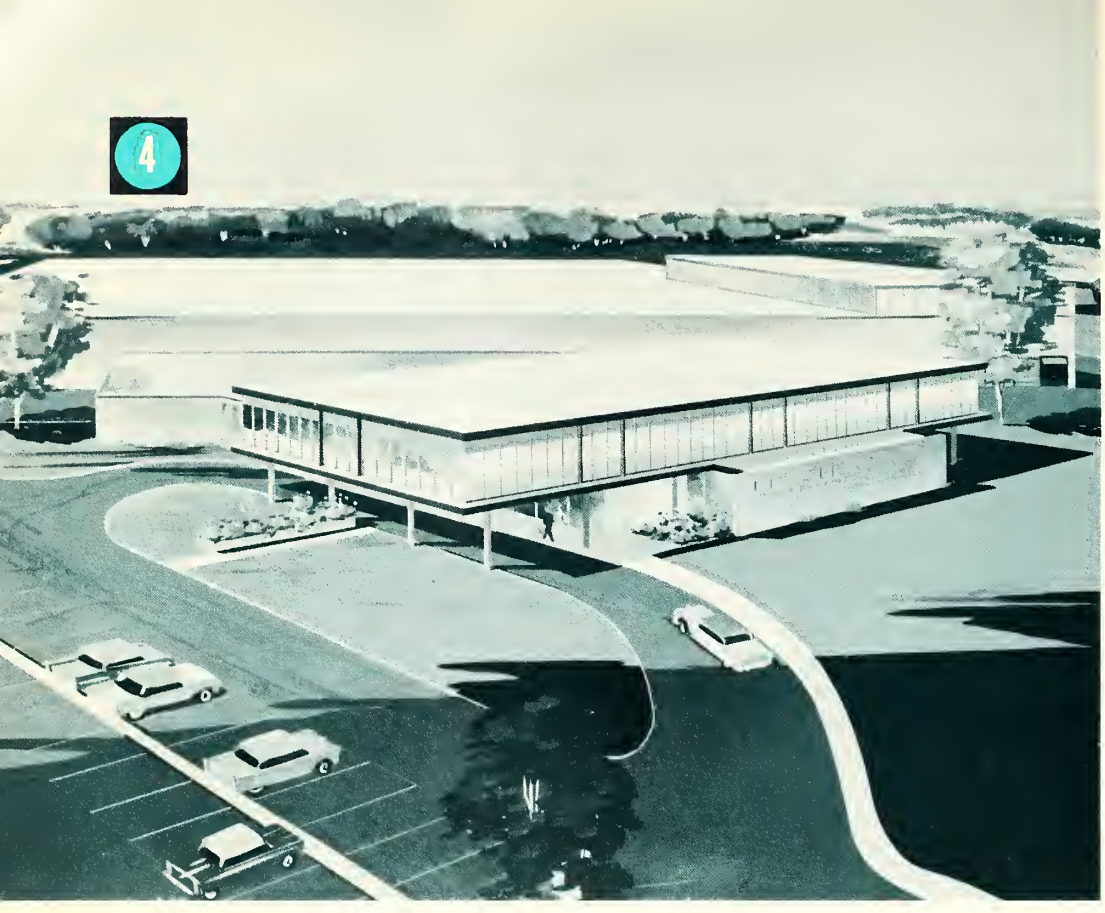
WATER: 3,026 potable gals. per day at 60 PSI; obtained from city system.

POWER: 33,000 KWH per month; 500 KVA; continuity of service critical.

FUEL: Gas.

WASTE: Very little; hauled away; sewage goes to plant's septic tank.

SUMMARY



Site
42 Acres

Plant
200,000 Sq. ft.

Land-to-building ratio
9 to 1

No. employees per acre
11

No. sq. ft. of bldg. per employee
444

Carpet sweepers, rug cleaners, upholstery cleaners, wet and dry mops.

BISSELL, INC.

SUMMARY

LOCATION Suburban Grand Rapids, Michigan.

PLANT Built in 1959; principal plant; owned by company; 200,000 sq. ft. total floor area including 30,000 sq. ft. used for administrative offices; 1 story in manufacturing area which has 40 by 50 ft. bays and a ceiling clearance of 25 ft.; 2 stories in office area which has 25 by 25 ft. bays and a ceiling clearance of 8 ft. The plant's design employs a modern motif to enhance its attractiveness.

ZONING Site zoned industrial when selected; surrounding area has partial industrial development; building setback 500 ft. from front curb and 50 ft. from side-line. Plant operations cause emission of paint odor.

WHY COMMUNITY WAS SELECTED Plant accessible to labor supply of old plant; traditional location of plant for over 80 years; plant financing available; 11,000-ft. water line furnished by city for plant.

WHY SITE WAS SELECTED Proper zoning; transportation facilities.

OFF-STREET PARKING 450 spaces for employees; 25 for visitors.

TRANSPORTATION FACILITIES 13 covered truck docks (accommodate 13 trucks); 1 covered rail siding (handles 4 cars); 95 percent of inbound and outbound commodities delivered by truck; 5 percent by rail.

LABOR 450 employees in 1960 (250 men; 200 women); 300 production workers (35 skilled, 20 unskilled); partial second shift; 100 salaried supervisory employees; 30 salaried engineering professionals; 40 non-supervisory and clerical employees.

RAW MATERIALS Steel, plastic, paint, cartons.

SEMI-MANUFACTURED MATERIALS Paint, plastic, springs, vinyl.

WATER 8,000 gals. (soft water) at 100 PSI required during 24 hr. period; obtained from city system.

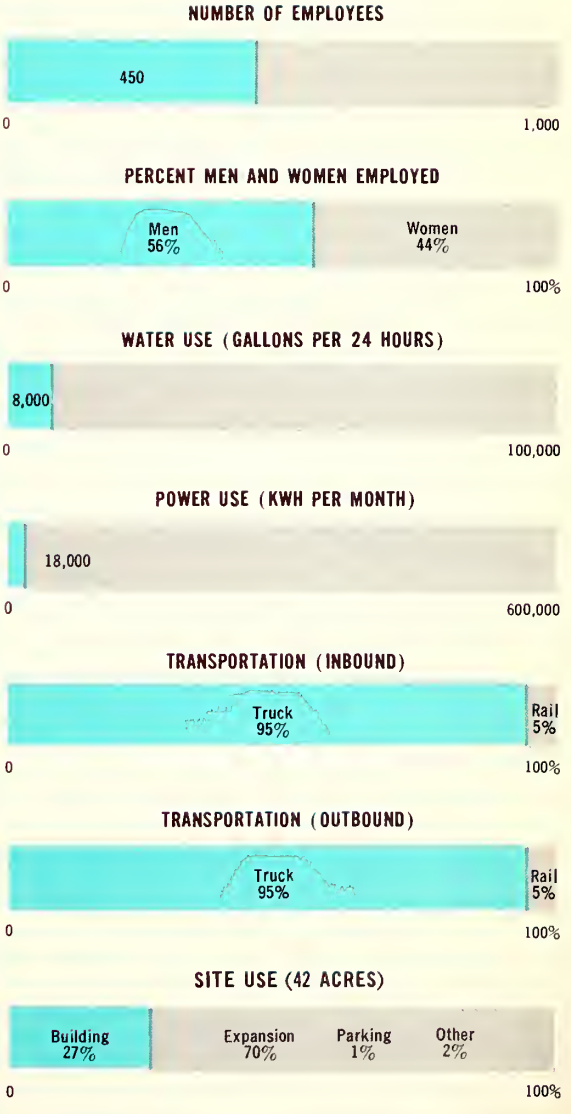
POWER 18,000 KWH per month; 7,200 KVA; continuity of service important.

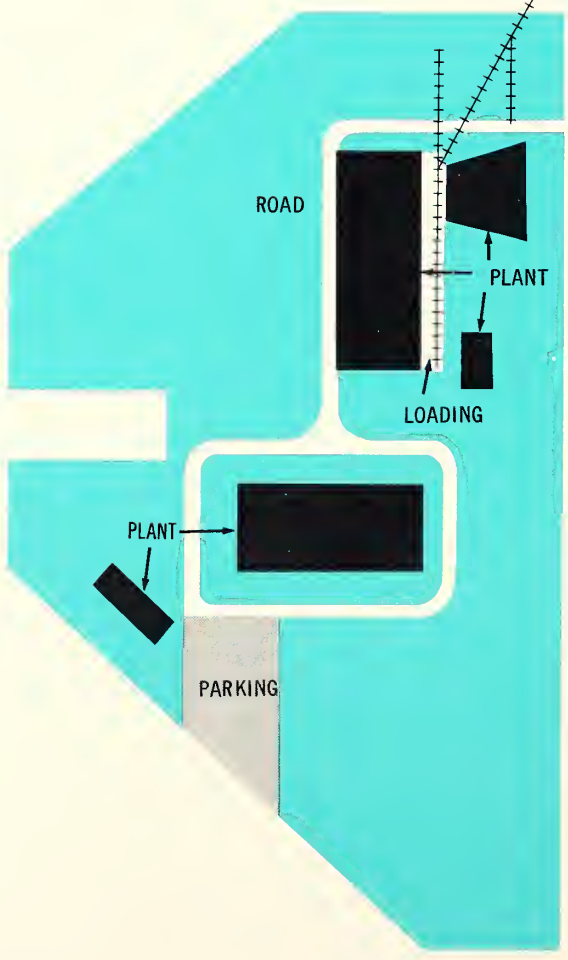
FUEL 85 percent gas; 15 percent standby fuel (oil).

WASTE Very little.

DISPOSAL Dumped in sewers, incinerated and hauled away.

SEWAGE To own sewage plant.





Site
40 Acres

Plant
76,800 Sq. ft.

Land-to-building ratio
22 to 1

No. employees per acre
3

No. sq. ft. of bldg. per employee
925

Corrugated shipping containers

BOISE-CASCADE CONTAINER CORP.

LOCATION: Rural Wallula, Washington.

PLANT: Built in 1958; branch plant; owned; 76,800 sq. ft. floor area on a single floor, including 800 sq. ft. occupied by administrative offices; 20 by 24 ft. bays and a 30 ft. ceiling clearance in manufacturing area; 10 ft. ceiling clearance in office area. Use of colored texolite and selected paints enhance the appearance of the building.

ZONING: Site zoned industrial when selected; area around plant now is zoned industrial; surrounding area is open country; no objectionable processes.

WHY COMMUNITY WAS SELECTED: Proximity to suppliers and sub-contractors, raw materials, markets, labor and taxes.

WHY SITE WAS SELECTED: Transportation facilities, proper zoning, sites fully serviced, prevailing winds, good sub-soil conditions, good floor history, and proximity to airport.

OFF-STREET PARKING: Unlimited spaces for employees and visitors.

TRANSPORTATION FACILITIES: One 2,640 ft. rail siding; two truck docks (accommodate 7 trucks at one time); barge for water shipping.

LABOR: 83 employees in 1960 (76 male; 7 female); 60 production workers up through the foreman level (15 skilled; 45 unskilled); 2 shifts; 13 salaried, executive employees, 1 engineering-professional; 9 non-supervisory and clerical employees.

RAW MATERIALS: Paperboard.

SEMI-MANUFACTURED MATERIALS: Adhesives, ink, shipping supplies.

WATER: 2,500 gals. per 24 hr. period; obtained from plant's wells.

POWER: 53,850 KWH per month; 500 KVA; 50 percent increase in service entrance requirements expected; continuity of service critical.

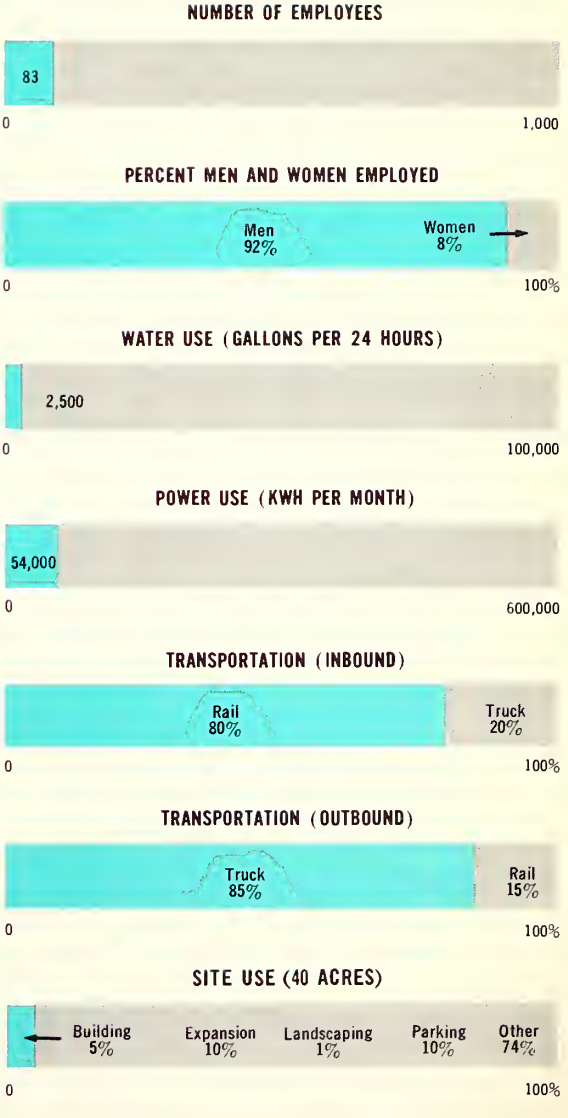
FUEL: Gas.

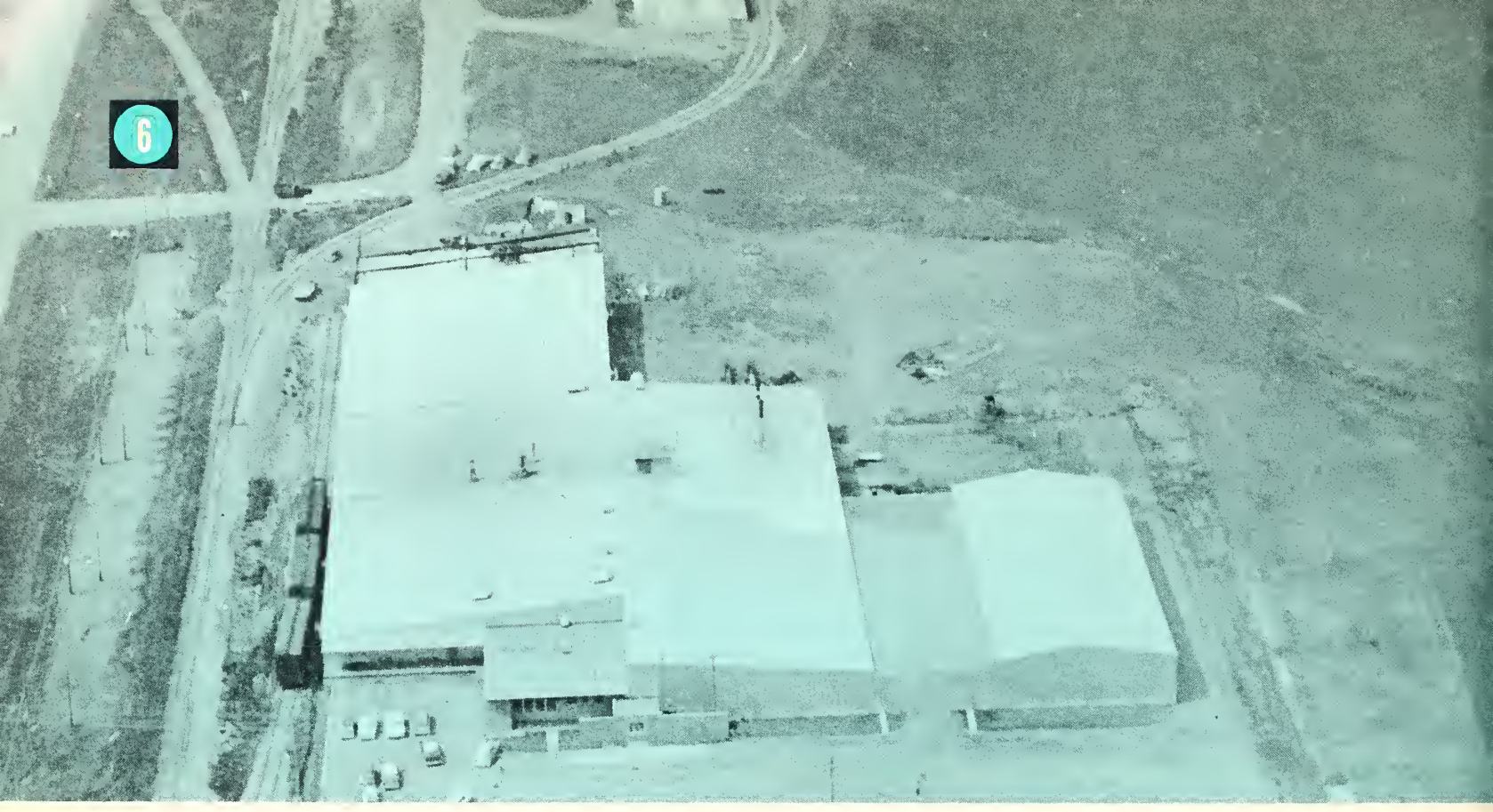
WASTE: Very little.

DISPOSAL: Discharge into stream.

SEWAGE: To own septic tank.

SUMMARY





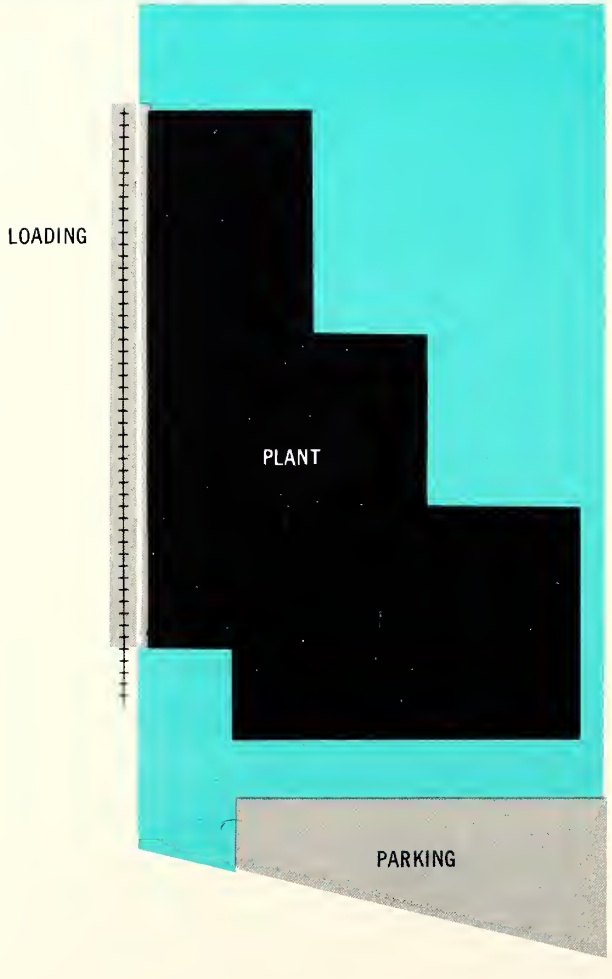
Site
4.6 Acres

Plant
83,569 Sq. ft.

Land-to-building ratio
1.4 to 1

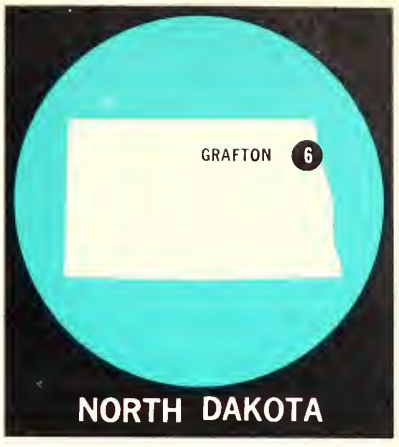
No. employees per acre
22

No. sq. ft. of bldg. per employee
836



Instant whipped potatoes

BORDEN FOODS COMPANY



LOCATION: Within the corporate limits of Grafton, Walsh County.

PLANT: Built in 1959 and 1960; principal plant; first building on site leased, others financed by Company; 83,569 sq. ft. floor area on a single floor including 2,500 sq. ft. occupied by administrative offices; 20 by 50 ft. bays and ceiling clearances of from 14 to 20 ft. in manufacturing area; 20 by 25 ft. bays and a 10 ft. ceiling clearance in office area. Aluminum siding on the plant's main area and a brick entrance enhance the appearance of the plant.

ZONING: Site zoned industrial when selected; area around plant now is zoned industrial and is partly developed industrially. Building setback 80 ft. from front curb, 1 ft. from side, and 278 ft. from rear.

WHY COMMUNITY WAS SELECTED: Raw materials, labor. Unusual cooperation extended by community and utility groups in regard to railroad spurs, roads, storm and sanitary sewers, and plant financing.

WHY SITE WAS SELECTED: Transportation facilities, proper zoning.

OFF-STREET PARKING: 66 spaces for employees; 10 for visitors.

TRANSPORTATION FACILITIES: One 222 ft. rail siding; 2 off-street truck docks (accommodate 6 trucks); 70 percent of all inbound and outbound commodity deliveries by rail; 30 percent by truck.

LABOR: 100 employees in 1960 (60 male; 40 female); 93 production workers up through the foreman level (2 skilled; 6 unskilled); 3 shifts; 3 salaried, executive employees; 4 non-supervisory and clerical employees.

RAW MATERIALS: Potatoes.

SEMI-MANUFACTURED MATERIALS: Boxes and cartons.

WATER: 12,000 gals. (potable) at 50 PSI required during 24 hr. period.

POWER: Data on KWH not available; 300 KVA.

FUEL: Oil.

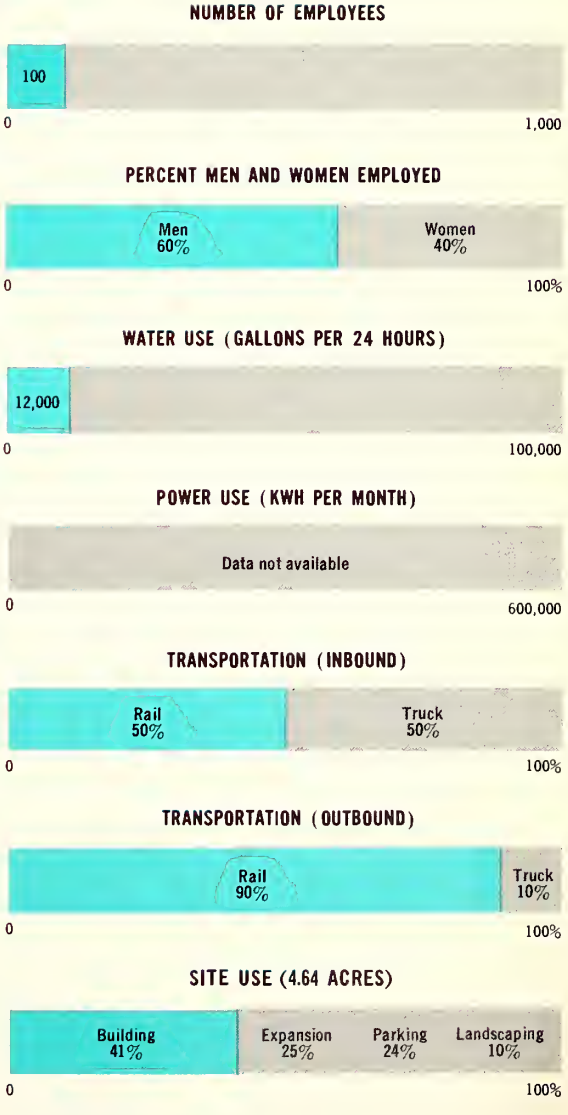
WASTE: Considerable.

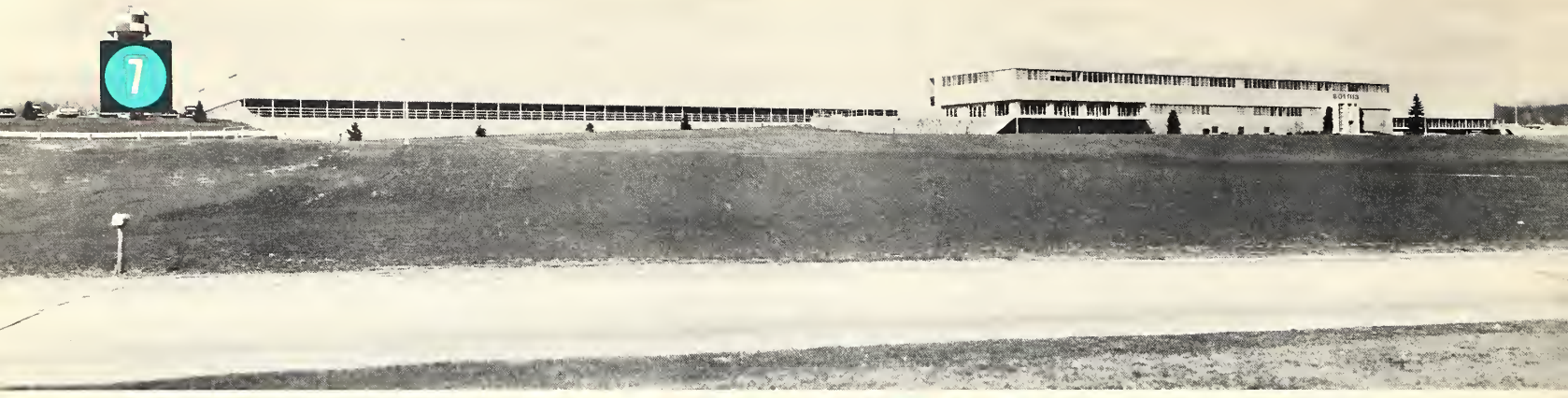
DISPOSAL: Dumped in sewers, screened, settled in basin and hauled away.

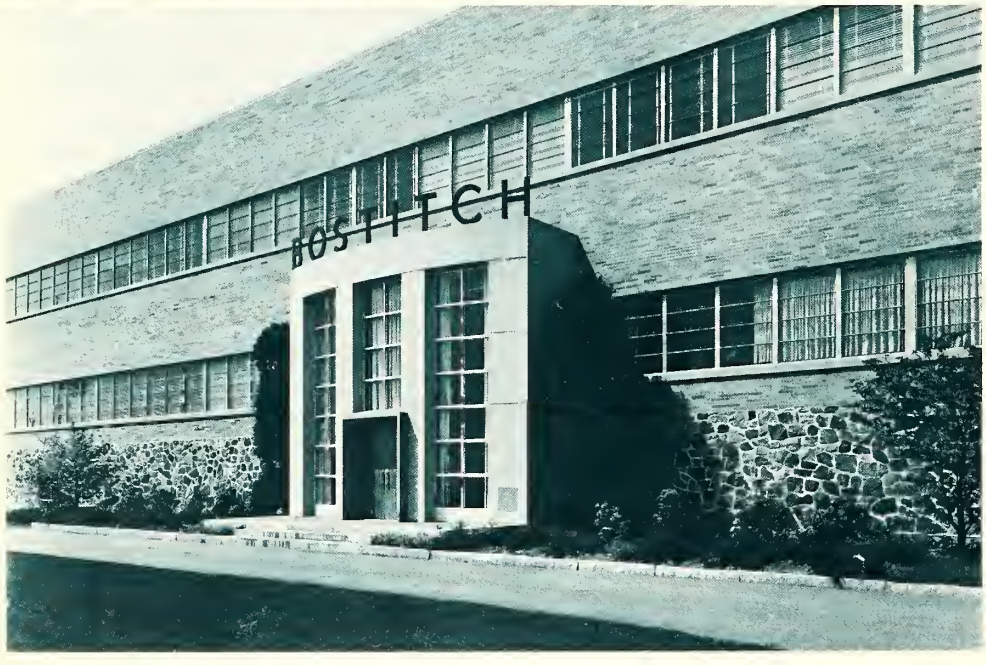
SEWAGE: To city system.

REMARKS: The company was aided by the citizens of Grafton, who, under a Community Rental Corporation (comprising local businessmen and potato growers), agreed to purchase a 5-acre tract from the Great Northern Railway and erect the plant. The company agreed to lease the property for 30 years, with option to purchase.

SUMMARY







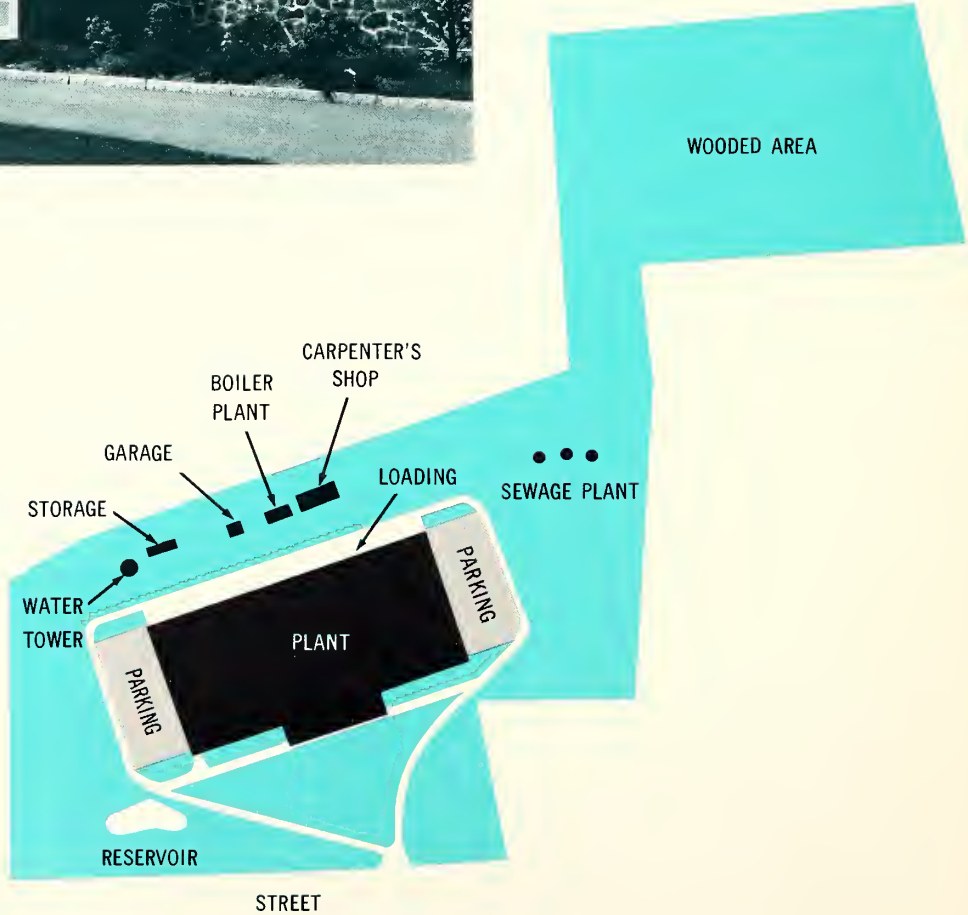
Site
84 Acres

Plant
530,000 Sq. ft.

Land-to-building ratio
6 to 1

No. employees per acre
9

No. sq. ft. of bldg. per employee
688



Stapling, wire stitching and container manufacturing equipment

BOSTITCH, INC.

LOCATION Rural area near East Greenwich, R. I.

PLANT Built in 1957; principal plant; 530,768 sq. ft. of floor area including 45,896 sq. ft. occupied by administrative offices; the manufacturing area is on one floor with bays of 40 by 60 ft. and a ceiling clearance of 18 feet; 2 stories in office area which has bays of 24 by 18 ft. and a ceiling clearance of 15 feet. Construction of striated aluminum paneling on manufacturing building; yellow brick and continuous aluminum windows on administration building.

ZONING Site zoned industrial when selected; surrounding area is open country; building setback 500 ft. from front curb, 550 ft. from side, and 325 ft. from rear. Since plant operations cause smoke and fire hazards, waste processing, disposal and air cleaning units have been installed.

WHY COMMUNITY WAS SELECTED Labor; expansion potential; within commuting distance of old plant in Pawcatuck.

WHY SITE WAS SELECTED Ample land area, transportation facilities, good sub-soil conditions.

OFF-STREET PARKING 600 spaces for employees; 20 for visitors.

TRANSPORTATION FACILITIES 14 off-street truck docks (accommodate 14 trucks at one time); airport within 10 miles; 95 percent of all inbound and outbound commodity deliveries by truck; 3.7 percent by rail; 1.3 percent by water.

LABOR 771 employees in 1960 (500 male; 271 female); 597 production workers up through the foreman level (452 skilled; 145 unskilled); 2 shifts; 37 salaried employees (executives and supervisory staff); 36 engineering-type salaried professionals; 101 non-supervisory type employees.

RAW MATERIALS Steel, wire, casting, plastics, cements.

SEMI-MANUFACTURED MATERIAL Plastics, castings.

WATER 215,000 gals. per day at 60 PSI; obtained from plant's wells.

POWER 5,000 KVA; continuity of service critical. (Number of KWH NA).

FUEL 90 percent oil; 10 percent gas.

WASTE considerable; disposal: dumped in sewers; settling basin; neutralized and discharged in sewer; grease traps; sent to waste-treatment plant; sewage: to own sewage plant.

REMARKS Any employee who moved closer to the new plant received a moving allowance of $125, equivalent to the average cost of moving six rooms of furniture. All employees who continued to commute from the old location also received $1.25 per day traveling expenses for the first six months after the new plant opened. Three hundred employees took advantage of this.

SUMMARY

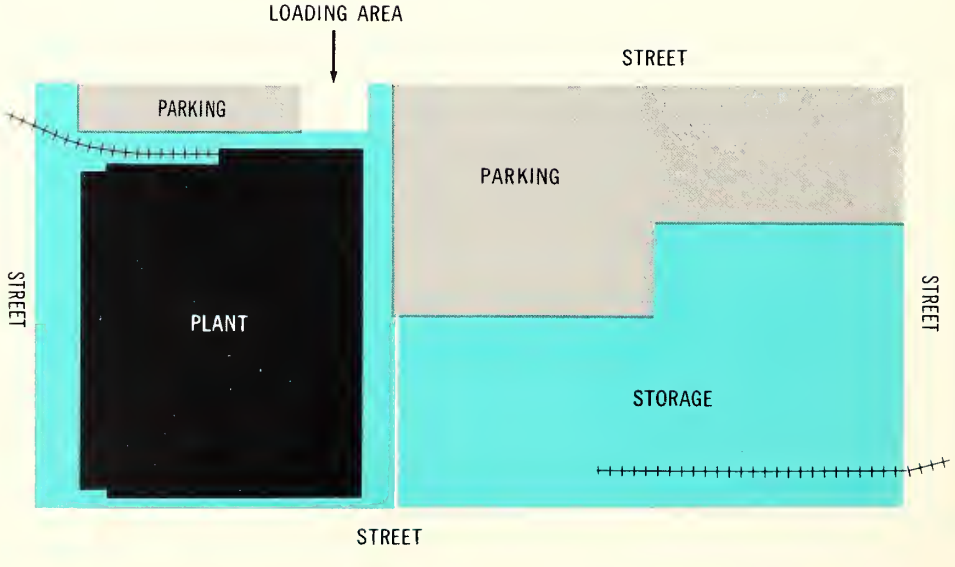
Site
16 Acres

Plant
225,080 Sq. ft.

Land-to-building ratio
2 to 1

No. employees per acre
31

No. sq. ft. of bldg. per employee
454



Automatic pinsetter machines for bowling alleys

BRUNSWICK CORP.

LOCATION Within the corporate limits of Muskegon, Michigan.

PLANT Built in 1959; branch plant; 225,080 sq. ft. floor area, including 19,800 sq. ft. occupied by administrative offices; 1 story, 40 by 40 ft. bays and a 16 ft. ceiling clearance in manufacturing area; 2 stories, 20 by 24 and 30 ft. bays and a 10 ft. ceiling clearance in office area.

ZONING Site zoned residential when selected; zoning changed to satisfy plant requirements; area around plant now is zoned industrial and is built up both industrially and residentially; building setback 75 ft. from front curb, 10 ft. and 80 ft. from sides and 800 ft. from rear; Plant operations cause some very moderate welding fumes and steam vapor; In order to lessen objectionable effects a silencer has been placed on the air compressor, all exhaust vents were installed in the roof so as not to blow any fumes sideways away from building, and stone was put over all loose soil to prevent blowing dust.

WHY COMMUNITY WAS SELECTED Community cooperation, main plant located in same community, labor, proximity to suppliers and subcontractors. Unusual cooperation was extended by the community and utility companies in the following ways: widened street in front of plant and paved streets on three other sides of plant property; provided connections to large diameter transmission lines for fire protection system; ran sanitary sewers to property line.

WHY SITE WAS SELECTED Across street from main plant, site fully serviced, transportation facilities.

OFF-STREET PARKING 675 spaces for employees; 30 spaces for visitors.

TRANSPORTATION FACILITIES Two 800 ft. rail sidings, 1 off-street truck dock (accommodates 5 trucks at one time); major port on west side of Lake Michigan with access to St. Lawrence Seaway; local airport serviced by major line; 97.5 percent of all inbound and outbound commodities delivered by truck; 2.5 percent by rail.

LABOR 496 employees in 1960 (384 male; 112 female); 350 production workers (200 skilled; 150 unskilled); 3 shifts; 44 salaried, executive employees; 40 salaried, engineering-professionals; 62 non-supervisory clerical workers.

RAW MATERIALS: None.

SEMI-MANUFACTURED MATERIALS Steel sheet and bar stock, aluminum castings.

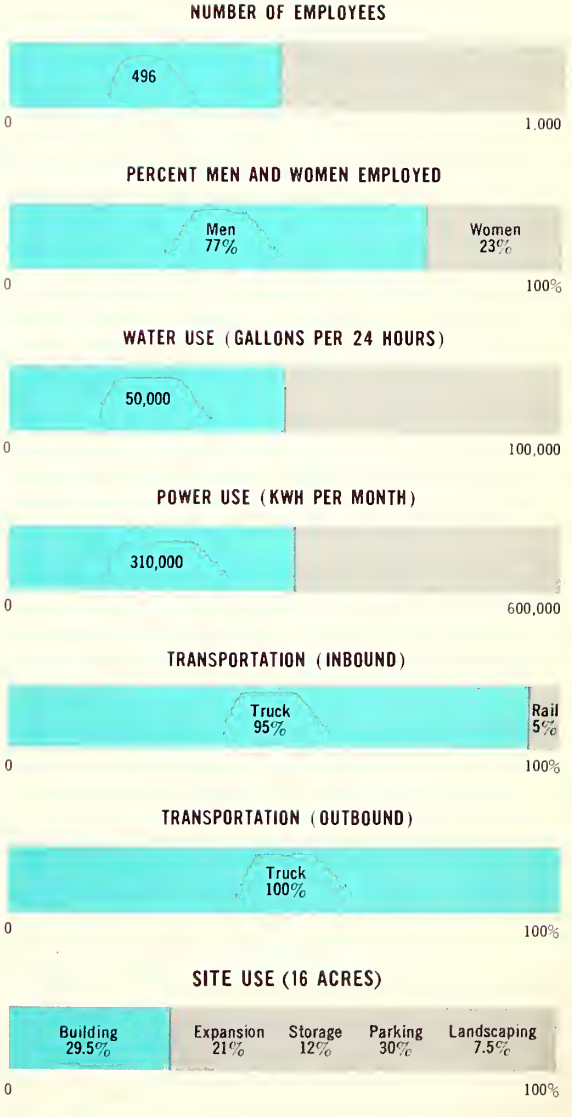
WATER: 50,000 gals. (potable) at 40 PSI required per 24 hr. period obtained from city system.

POWER 310,000 KWH per month, 1,500 KVA; 100 percent increase in service entrance requirements expected within 5 years.

FUEL: Coal.

WASTE: Substantial; disposal: hauled away; sewage: to city system.

SUMMARY



Site
25 Acres

Plant
133,000 Sq. ft.

Land-to-building ratio
7 to 1

No. employees per acre
50

No. sq. ft. of bldg per employee
106

Blouses and sportswear

CAROLINA BLOUSE COMPANY

LOCATION In suburban Greenville, northwestern South Carolina.

PLANT: Built in 1959; principal plant; leased; 133,000 sq. ft. floor area on a single floor including 5,000 sq. ft. used for administrative offices; 20 by 33 ft. bays and a ceiling clearance of 13 ft. 9 in. in manufacturing area; partitioned office area which has an 8 ft. ceiling clearance. Top grade brick used in construction; penthouses are covered with aluminum; office has sheets of colored glass above and below tinted picture windows; landscaped grounds and a spray pond with changing colored lights add to the appearance of the plant.

ZONING: Site unzoned when selected; area around plant is now unzoned and partly developed both residentially and industrially; building setback 100 ft. from highway; no objectionable processes.

WHY COMMUNITY WAS SELECTED Plant formerly located at a different site in the same area. Unusual cooperation was extended by the community and service companies regarding; roads, water, power lines, and plant financing.

WHY SITE WAS SELECTED Site fully serviced, transportation facilities.

OFF-STREET PARKING: 500 spaces for employees; 7 for visitors.

TRANSPORTATION FACILITIES: 2 off-street truck docks (accommodate 8 trucks); Air Freight and Air Express facilities available; 99.5 percent of all inbound and outbound commodities delivered by truck; .5 percent by air.

LABOR: 1,250 employees in 1960 (100 male; 1,150 female); 1,173 production workers up through the foreman level (15 skilled; 1,160 unskilled); 1 shift; 25 salaried, executive employees; 2 salaried, engineering professionals; 50 salaried, non-supervisory employees.

RAW MATERIALS: None.

SEMI-MANUFACTURED MATERIALS Woven fabrics, thread, buttons.

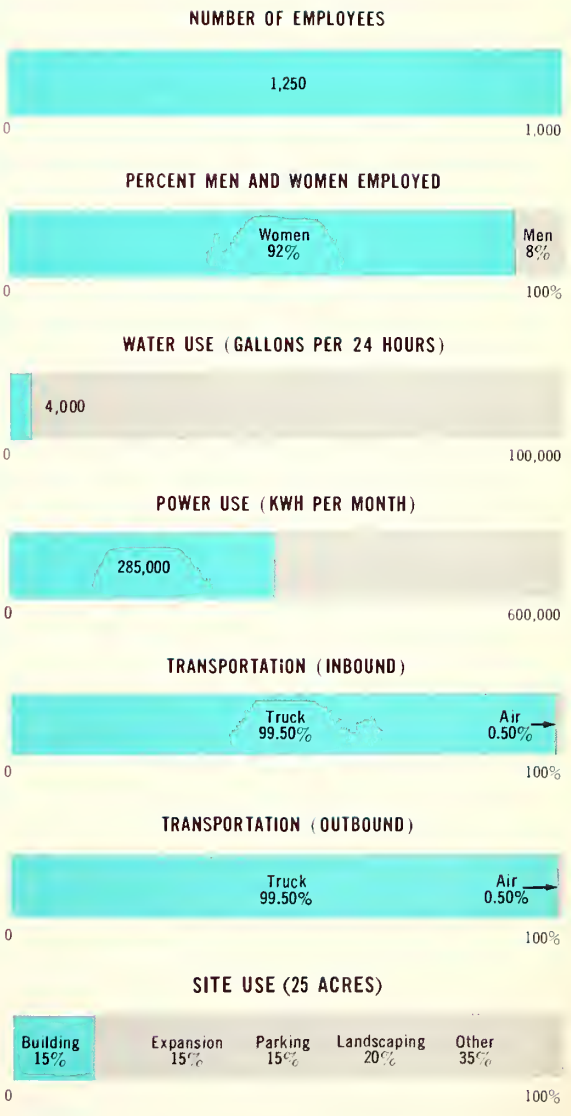
WATER: 4,000 gals. (pure) at 80 PSI per 24 hr. period; obtained from city.

POWER: 285,000 KWH per month; 1,500 KVA; service entrance capacity requirements expected to increase 100 percent; continuity of service critical.

FUEL: Oil.

WASTE: Very little; disposal: incinerated; sewage: to plant's septic tank.

SUMMARY



10

Site
77 Acres

Plant
40,000 Sq. ft.

Land-to-building ratio
83 to 1

No. employees per acre
7

No. sq. ft. of bldg. per employee
77

Relays, stepping switches, wired assemblies, etc.

C. P. CLARE AND COMPANY

LOCATION: U.S. Route 74 in rural Fairview, North Carolina; in the Asheville labor market area.

PLANT: Built in 1957–58; branch plant; 39,810 sq. ft. floor area on a single floor, including 7,500 sq. ft. occupied by administrative offices; 30 by 40 ft. bays and a ceiling clearance of 9 ft. 3 in. in manufacturing area; 20 by 40 ft. bays and a ceiling clearance of 9 ft. 3 in. suspended accoustical ceiling in the office area. Panel wall on south side of building is composed of aluminum glass and marble; attractive contemporary appearance of front produced by combination of aluminum ribs and veined white marble panels.

ZONING: Site was unzoned when selected; area around plant is open country; building setback 500 ft. from Highway; 200 ft. from side property line.

WHY COMMUNITY WAS SELECTED: Availability of reliable, intelligent, home-owning employees. Unusual cooperation and special consideration were rendered in the following ways: adjacent roads well maintained by county; county underwrote the expense of extending city water to plant (cost estimated at $250,000); heavy power requirements quickly and adequately satisfied; North Carolina Employment Security Commission tested and screened all employment applicants in accordance with specifications provided by plant's personnel manager which has reduced turn-over and training time.

WHY SITE WAS SELECTED: Adequate property available, untapped labor market.

OFF-STREET PARKING: 250 spaces for employees; 20 for visitors.

TRANSPORTATION FACILITIES: 2 off-street truck docks (accommodate 4 trucks); five miles to Asheville-Henderson Airport; 62.5 percent of all inbound and outbound commodities delivered by truck; 32.5 percent by air; 5 percent by rail.

LABOR: 517 employees in 1960 (98 male; 419 female); 473 production workers up through the working foreman level (6 skilled, 8 unskilled); 30 salaried executive employees; 3 salaried engineering professionals; 11 non-supervisory employees.

RAW MATERIALS: Oil for sealed switches, impregnating varnish, tool steel for tools and dies, solder.

SEMI-MANUFACTURED MATERIALS: Magnet wire, insulated wire, (plant is primarily an assembly plant).

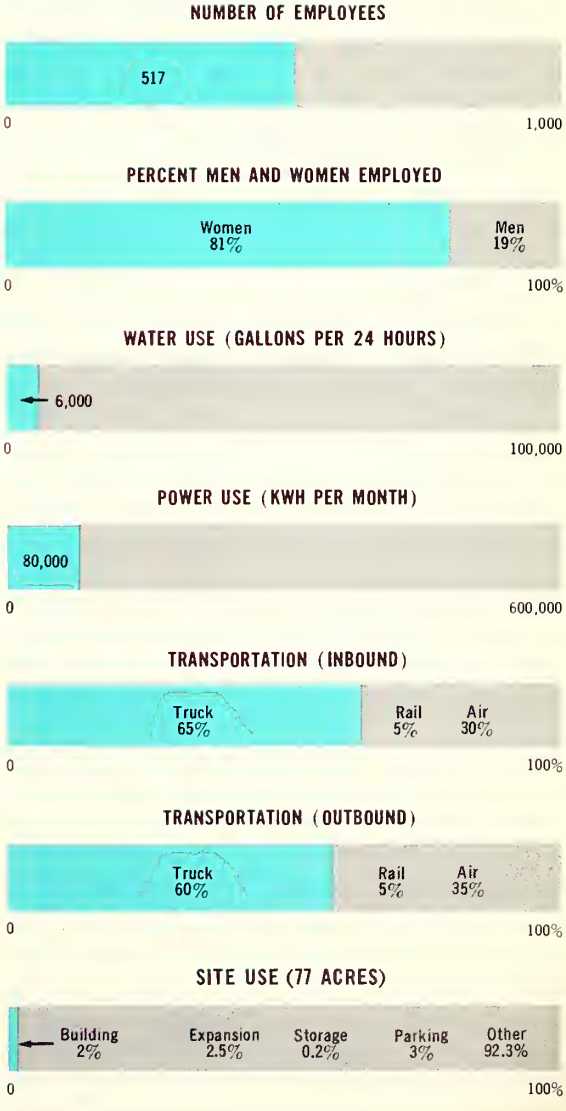
WATER: 6,000 gals. (potable) at 153 PSI required per 24 hr. period; obtained from city system.

POWER: 80,000 KWH per month; 288 KVA: 25 percent increase in service entrance capacity requirements expected; continuity of service critical.

FUEL: Oil.

WASTE: Very little; no process effluent; disposal: scrap hauled away; sewage: to own sewage plant.

SUMMARY



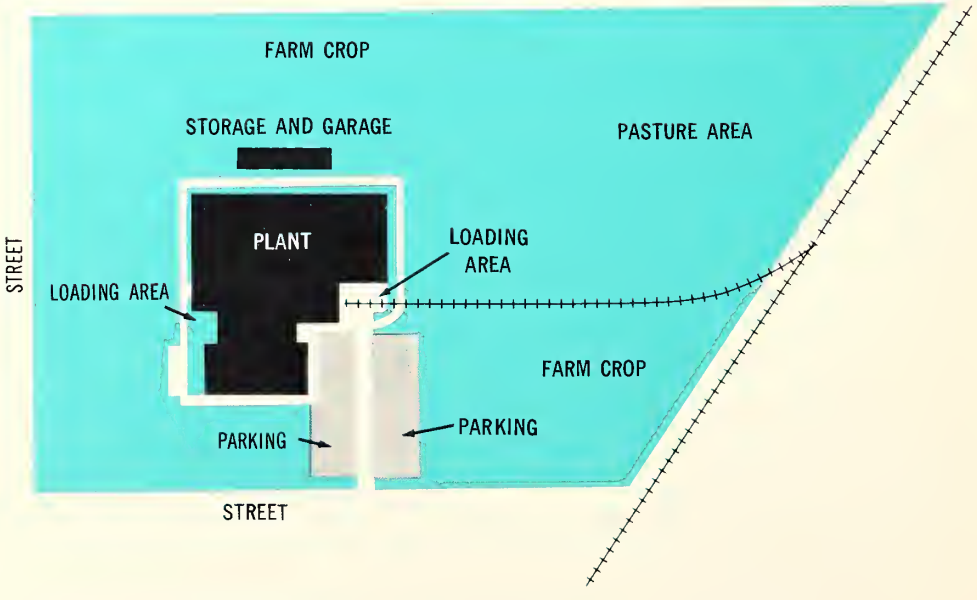
Site
97 Acres

Plant
315,000 Sq. ft.

Land-to-building ratio
12 to 1

No. employees per acre
6

No. sq. ft. of bldg. per employee
573



Electrical switches, circuit breakers

CUTLER-HAMMER, INC.

LOCATION Suburban Lincoln, about 25 miles northeast of Springfield, Illinois.

PLANT Built in 1958; branch plant; 315,000 sq. ft. floor area on a single floor, including 25,000 sq. ft. occupied by administrative offices; 60 by 40 ft. bays and a ceiling clearance of 23 ft. in manufacturing area; 60 by 120 ft. bays and a ceiling clearance of 10 ft. in office area. Construction with green aluminum siding with tan colored trim in manufacturing area, brick facing, and picture windows enhance the appearance of the administrative building.

ZONING Portion of site on highway zoned rural; remaining portion unzoned; surrounding area is open country; building setback 400 ft. from front curb, 800 ft. from side, 300 ft. from rear property line. Plant operations cause slight amount of dust; some odors and some fire hazards—will be partially remedied when gas becomes available enabling plant to switch from oil.

WHY COMMUNITY WAS SELECTED Raw materials, markets, labor, suppliers, and subcontractors.

WHY SITE WAS SELECTED Good transportation facilities, site fully serviced, good sub-soil conditions, good flood history, an adequate distance from probable blast effects of enemy aerial attack, site was properly zoned.

OFF STREET PARKING 375 spaces for employees; 50 for visitors.

TRANSPORTATION FACILITIES 6 off-street truck docks (accommodate 5 trucks at a time); 1 rail siding (2,500 ft.); Springfield Airport is 30 miles from plant; 96 percent of all inbound and outbound commodity deliveries by truck; 2.5 percent by rail and 1.5 percent by air.

LABOR 550 employees in 1960 (375 male; 175 female); 430 production workers (175 skilled; 255 unskilled); 2 shifts; 36 salaried, executive employees; 16 salaried, professional employees; and 68 non-supervisory employees such as office clerks and cafeteria workers.

RAW MATERIALS Steel (coil and sheet), brass, copper.

SEMI-MANUFACTURED MATERIALS Castings, fastening devices.

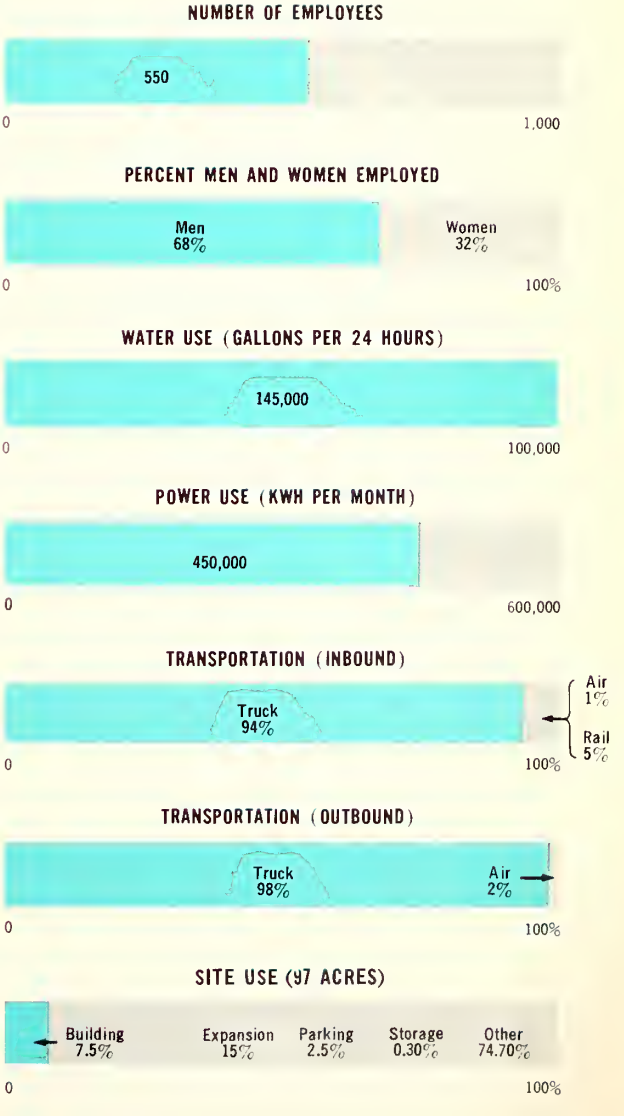
WATER 145,000 gals. at 45 PSI per 24 hr. period; obtained from city system; softened and demineralized in plant.

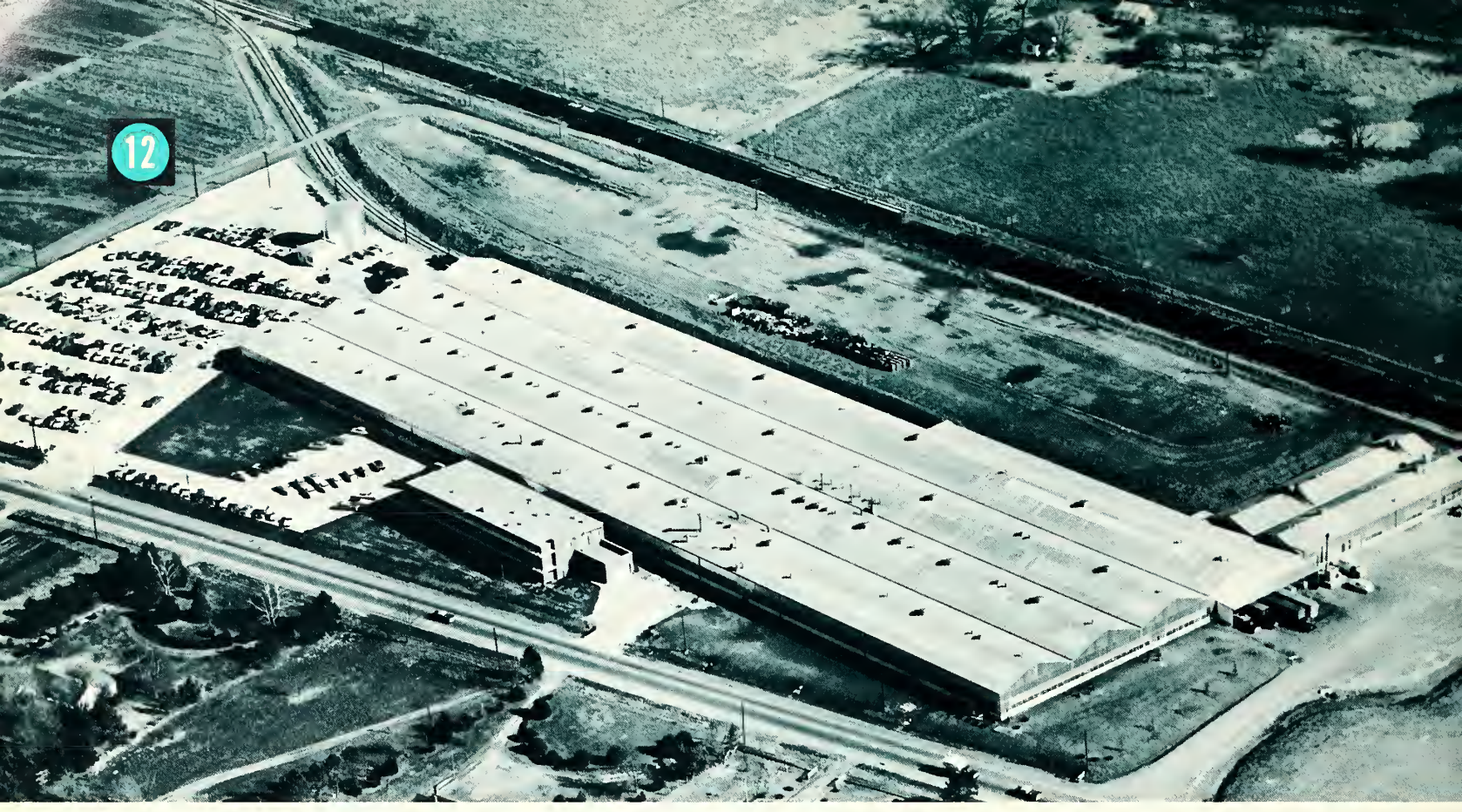
POWER 450,000 KWH per month; 3,500 load 12,500 impulse KVA; continuity of service critical.

FUEL 90 percent oil; 10 percent gas.

WASTE Very little; cyanides destroyed; acids and alkalies neutralized in plant, then discharged into sewer; sewage: to city system.

SUMMARY





Site
27 Acres

Plant
300,000 Sq. ft.

Land-to-building ratio
3 to 1

No. employees per acre
26

No. sq. ft. of bldg. per employee
428

Daisy air rifles, BB shot, play guns and rifles, holster sets, popguns, etc.

DAISY MANUFACTURING COMPANY

LOCATION Rogers, in northwest corner of Arkansas.

PLANT: Built in 1958; principal plant; 300,000 sq. ft. floor area, including 18,000 sq. ft. occupied by administrative offices; 1 floor, 35 ft. ceiling clearance, in manufacturing area; 2 floors with 9 ft. ceiling clearance in office area.

ZONING Site unzoned; surrounding area partly developed both residentially and industrially. Treatment tank installed to take care of electro-plating waste before otherwise objectionable waste enters sewer.

WHY COMMUNITY WAS SELECTED Labor, lower operating costs than in previous location, proximity to markets. Cooperation obtained from community and utility groups in the following ways: St. Louis-San Francisco Railway Co. provided a rail spur free of charge; City of Rogers ran 12-inch water main and storm sewer to property without charge; Rogers Industrial Development Corporation absorbed 1 percent of the interest on a $2,000,000 loan.

WHY SITE WAS SELECTED Sites fully serviced; good sub-soil conditions; good flood history; adequate distance from probable blast effects of enemy aerial attack; transportation facilities.

OFF STREET PARKING 300 spaces for employees; 25 for visitors.

TRANSPORTATION FACILITIES 10 off-street truck docks; 1 rail siding (300 ft.); Rogers Municipal Airport—1 mile away; 67.5 percent of inbound and outbound commodity deliveries by rail; 32 percent by truck, 5 percent by air.

LABOR: 700 employees in 1960 (300 male; 400 female); 600 production workers (50 skilled; 550 unskilled); 2¼ shifts; 40 salaried, supervisory employees; 20 salaried, engineering employees; 40 non-supervisory clerk employees.

RAW MATERIALS. Sheet and coil steel, steel wire, thermal-plastic molding compounds, zinc, aluminum, leather.

SEMI-MANUFACTURED MATERIALS· Springs, screws, rivets.

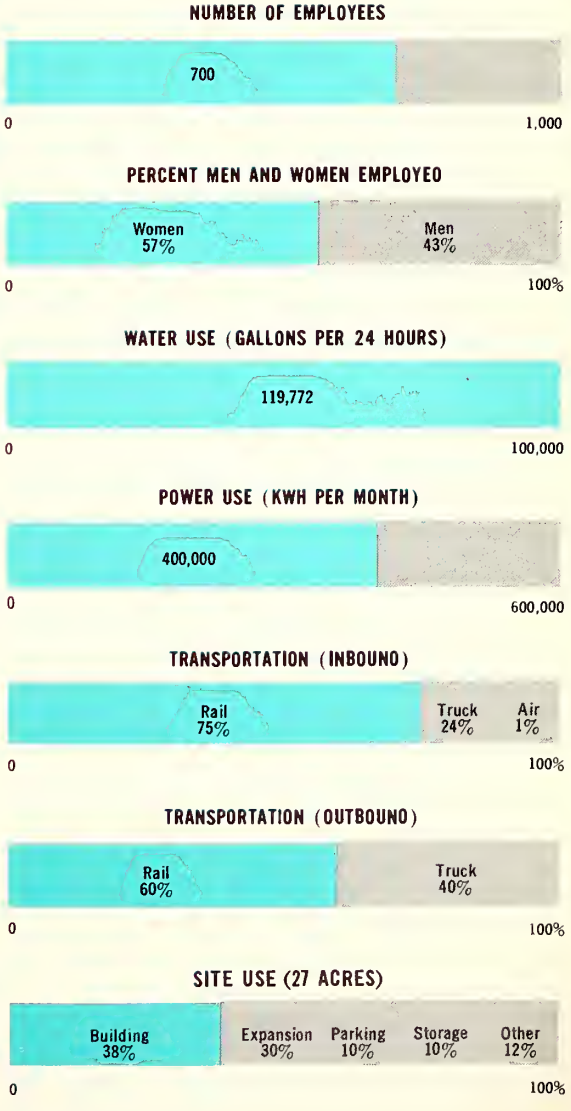
WATER: 119,772 gals. per 24 hr. pd.; 60 PSI, 12″ main; obtained from city system.

POWER: 400,000 KWH per mo.; 12,470 Volt Power Line; continuity of service critical.

FUEL: Gas.

WASTE: Considerable; disposal: incinerated, hauled away and discharged into sewer; sewage: to city system.

SUMMARY



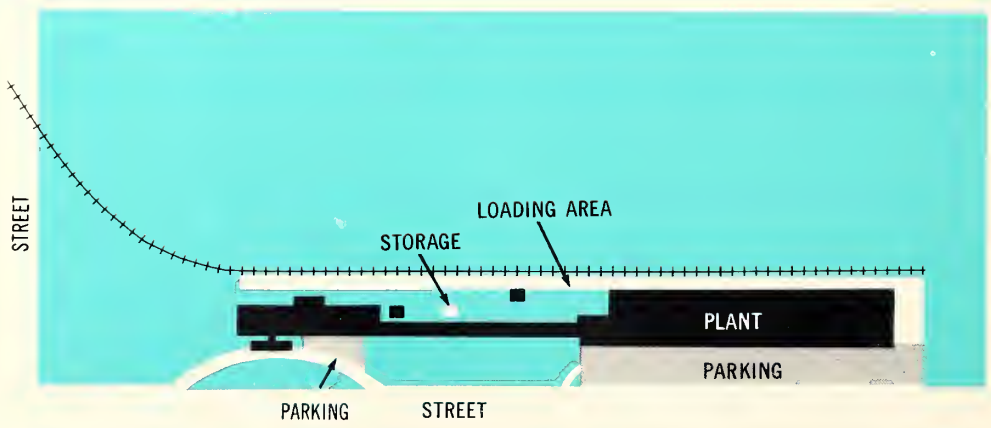
Site
37 Acres

Plant
110,000 Sq. ft.

Land-to-building ratio
14 to 1

No. employees per acre
6

No. sq. ft. of bldg. per employee
505



Mobile homes

DETROITER MOBILE HOMES, INC.

LOCATION In an industrial park in suburban Hutchinson, 50 miles southeast of Wichita, Kansas.

PLANT Built in 1959; branch plant; 109,672 sq. ft. floor area on a single floor, including 3,192 sq. ft. occupied by administrative offices; 20 by 60 ft. bays and a ceiling clearance of 20 ft. in manufacturing area; 8 ft. ceiling clearance in office areas.

ZONING Site zoned industrial when selected; surrounding area partly developed industrially; building setback 85 ft. from front curb, 412 ft. from side, and 550 ft. from rear property line; dust caused by plant operations diminished by installation of dust collecting system.

WHY COMMUNITY WAS SELECTED Markets and labor; development corporation extended $400,000, 15 years loan.

WHY SITE WAS SELECTED Transportation facilities; proper zoning; site fully serviced; proximity to airport.

OFF STREET PARKING 400 spaces for employees; 20 for visitors.

TRANSPORTATION FACILITIES 1 rail siding (1,700 ft.); 5 off-street truck docks each accommodates two trucks at a time; (75 percent of all inbound and outbound deliveries made by truck; 25 percent by rail).

LABOR 217 employees in 1960 (205 males; 12 females); 209 production workers up through the foreman level; single shift; 7 salaried, executive employees; 1 salaried engineering professional.

RAW MATERIALS Steel, lumber, aluminum.

SEMI-MANUFACTURED MATERIAL Stoves, refrigerators, windows, furniture.

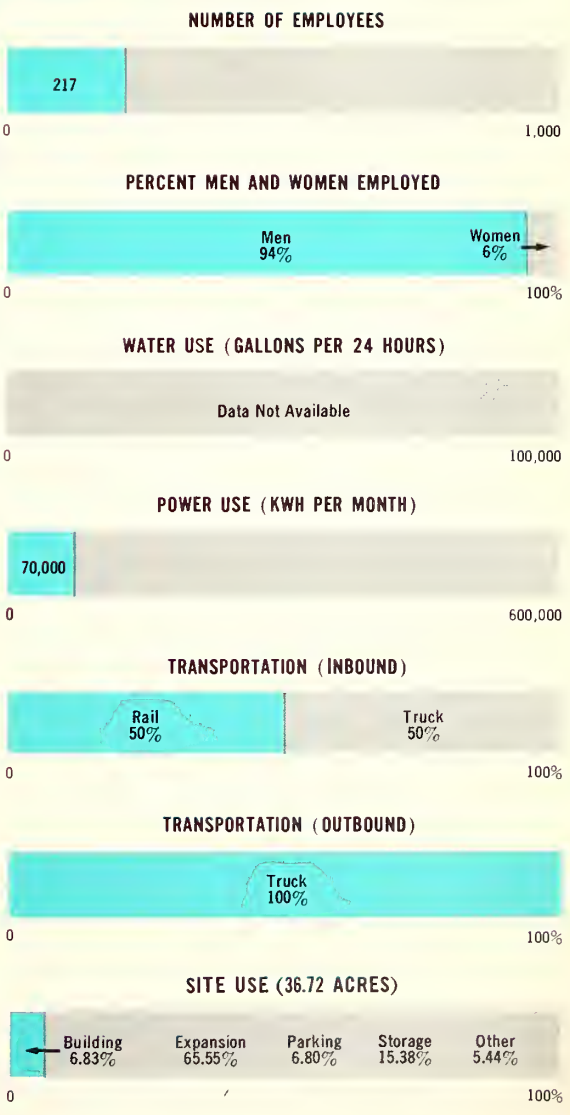
WATER: Amount not specified; Must be potable; 65 PSI; obtained from city system.

POWER: 70,000 KWH per month; 600 KVA; continuity of service critical.

FUEL: Gas.

WASTE Very little; incinerated; Sewage: to city system.

SUMMARY



14

Site
5 Acres

Plant
13,500 Sq. ft.

Land-to-building ratio
15 to 1

No. employees per acre
11

No. sq. ft. of bldg. per employee
241

Recording media for Dictaphone dictating and recording machines

DICTAPHONE CORP.

LOCATION Terrill Industrial Park, within the corporate limits of Concord, New Hampshire.

PLANT Built in 1958; branch plant; leased by company; 13,500 sq. ft. floor area on a single floor, including 750 sq. ft. occupied by administrative offices; 16 by 20 ft. bays and a ceiling clearance of 11 ft. 6 in. in manufacturing area; 10 ft. dropped ceiling in office area; all supporting columns built into structure allowing unobstructed floor area. Natco claytile walls were used in construction of manufacturing area and Roman brick walls were used in office area.

ZONING Site zoned industrial when selected; surrounding area is partly developed industrially; building setback 130 ft. from front curb, 20 ft. from side, 20 ft. from rear property line; acoustical treatment in principal manufacturing area to absorb noise encountered in operations.

WHY COMMUNITY WAS SELECTED Cooperation from local development corporation and community leaders; availability of desirable site and rapid action on construction suited to needs; cleanliness of air for product requirements. Unusual cooperation was shown in the following ways: roads straightened and resurfaced, extended water service, improved water disposal facilities, extended power lines, choice of plant financing.

WHY SITE WAS SELECTED Cleanliness of air for manufacturing process, sites fully serviced, good sub-soil conditions; good flood history.

OFF-STREET PARKING 37 spaces for employees; 3 for visitors.

TRANSPORTATION FACILITIES 1 off-street truck dock (accommodates 1 truck); ½ mile from City airport; daily pick-up for air dispatch from Boston, Mass.; 98 percent of all inbound and outbound commodities delivered by truck; 1 percent by rail; 1 percent by air.

LABOR 56 employees in 1960 (16 male; 40 female); 50 production workers; 3 salaried, executive employees; 1 salaried engineering professional; 2 non-supervisory employees.

RAW MATERIALS Plastic materials.

SEMI-MANUFACTURED MATERIALS Paperboard.

WATER 4,500 gals. per 24 hr. period at 60 PSI obtained from city system.

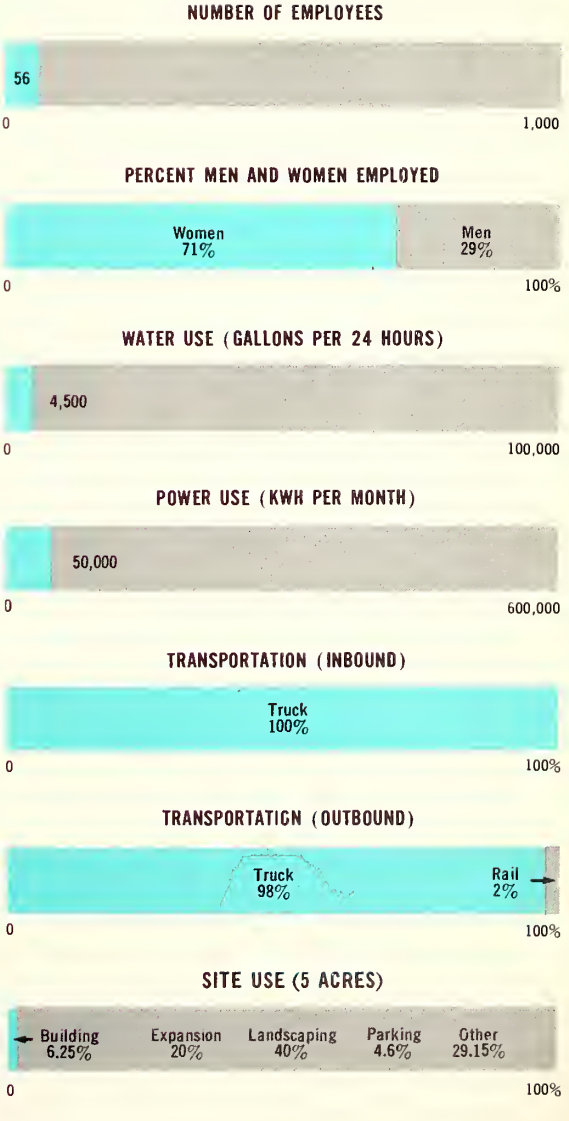
POWER 50,000 KWH per month; 175 (Installed 300) KVA; continuity of service important.

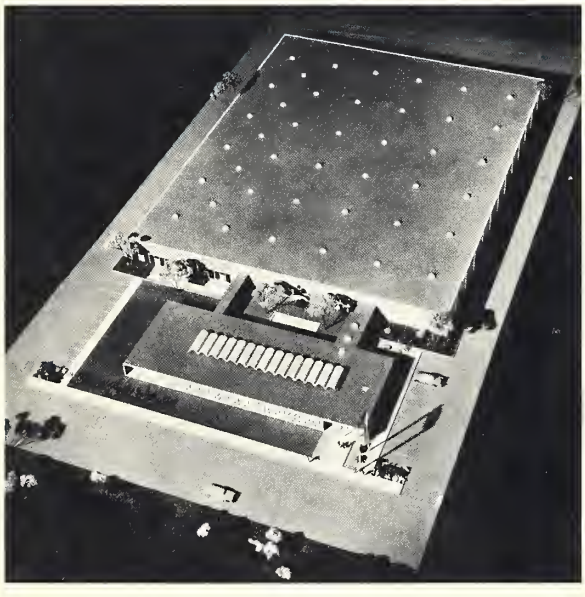
FUEL Gas.

WASTE Very little; paper and solvents hauled away; discharge process water into stream; dispose of sewage through own septic tank.

REMARKS: The Concord Regional Development Corporation spearheaded the construction of twelve modern industrial buildings in a four-year period. This is the first plant erected by the local development corporation on a long-term-lease basis.

SUMMARY





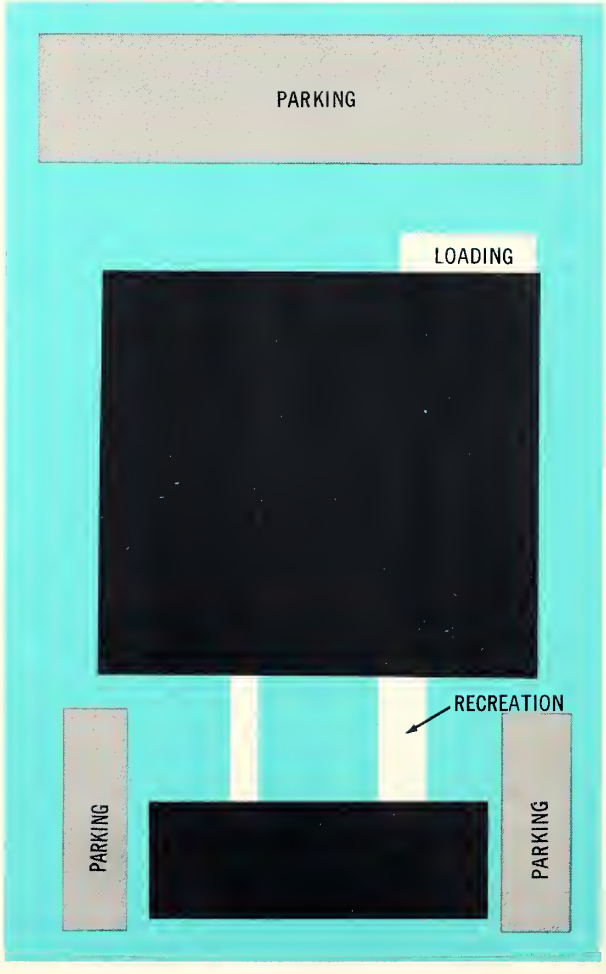
Site
25 Acres

Plant
46,000 Sq. ft.

Land-to-building ratio
1.4 to 1

No. employees per acre
Not available

No. sq. ft. of bldg. per employee
Not available



Contemporary furniture for commercial installations and for living, dining, and bedrooms

DUX, INC.

LOCATION Mills Industrial Park, within the corporate limits of Burlingame, about 15 miles south of San Francisco, California.

PLANT Completed in 1959; principal plant; 46,000 sq. ft. floor area on a single floor, including 7,000 sq. ft. occupied by administrative offices; 70 by 160 ft. bays and a ceiling clearance of 20 ft. in manufacturing area; office area is rectangular with various size offices (module is 5 ft. 10 in.) ceiling clearance varies from 10 to 14 ft. Office walls are resawn redwood stained light grey; front of office section is glass wall with vertical floor to ceiling windows interrupted by colored hinged wooden ventilators; factory walls are tilt-up construction of exposed aggregate concrete.

ZONING Site zoned industrial when selected; surrounding area—partly developed industrially; building setback 20 ft. from front curb, 40 ft. from one side, 30 ft. from the other side, 120 ft. from rear property line.

WHY COMMUNITY WAS SELECTED Markets; room for expansion of facilities; labor.

WHY SITE WAS SELECTED Proper zoning; transportation facilities; sites fully serviced; proximity to airport.

OFF STREET PARKING 40 spaces for employees; 6 for visitors.

TRANSPORTATION FACILITIES One off-street truck dock (accommodates 2 trucks at a time); ½ mile from San Francisco International Airport; inbound and outbound commodities delivered by truck except some shipments from Scandanavia, which come by air or water.

LABOR Total of about 100 employees in 1960 (60 male; 40 female) in this plant and the branch plant in Long Island. No separate estimates available.

RAW MATERIALS Finished wood parts from Scandinia, foam rubber, and fabrics.

SEMI MANUFACTURED MATERIALS Upholstery fabrics, cotton batting, upholstery springs, cardboard for packing, foam rubber, down cushions.

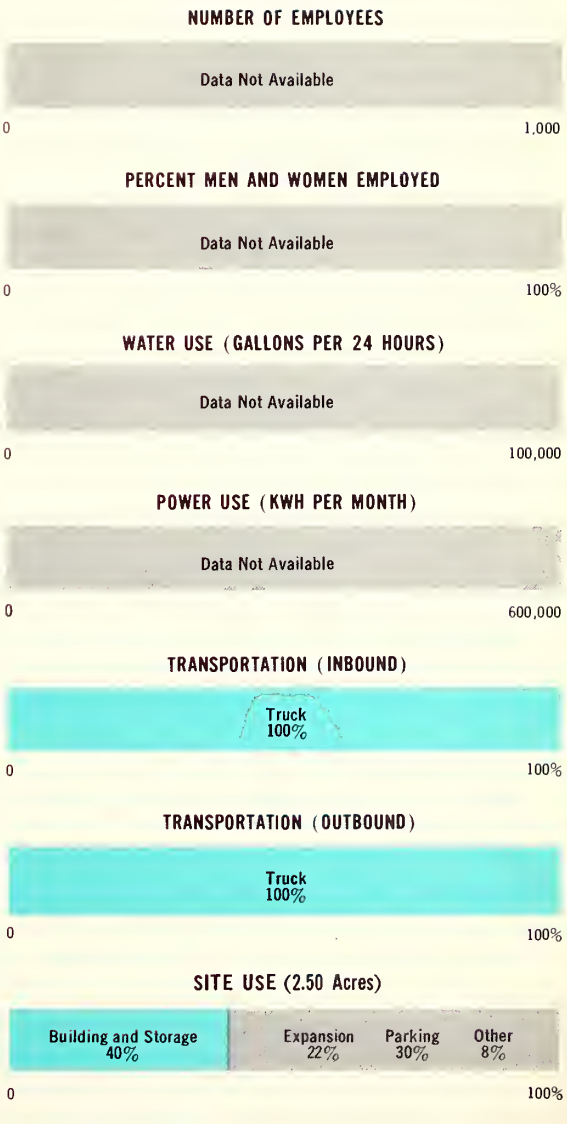
WATER Drinking quality for drinking and washing; obtained from city system.

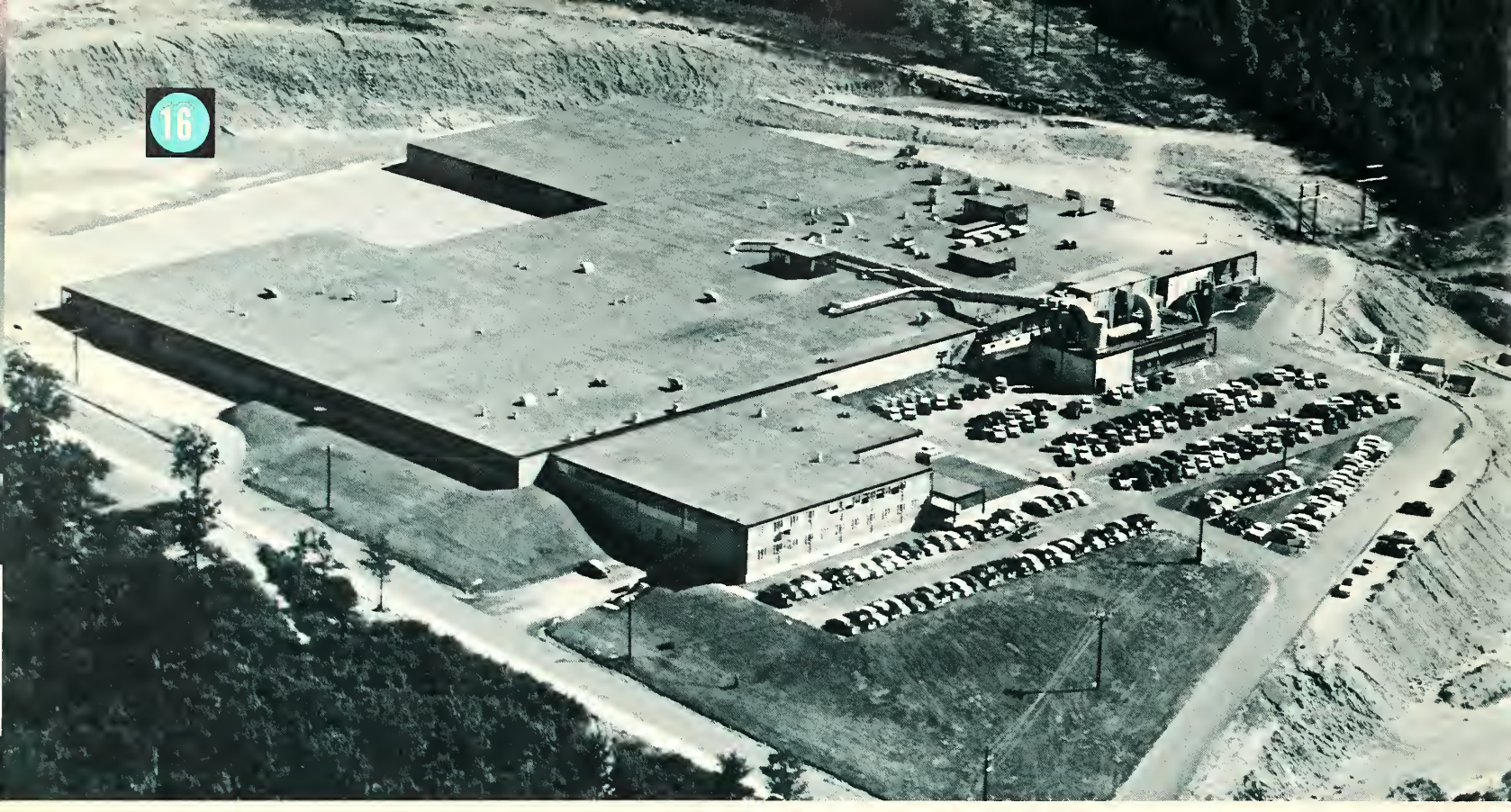
POWER Continuity of service important. Voltages 120/208, 3 phase, wire; Supply comes underground from Pacific Gas and Electric Company structure, located at the rear property line, in 3 paralleled concrete-encased transite ducts. Two are presently used with 4-500 m.c.m. aluminum, R.H.W. insulation; The third is for expansion.

FUEL Gas.

WASTE Very little; hauled away; sewage: to city system.

SUMMARY





Site
38 Acres

Plant
310,000 Sq. ft.

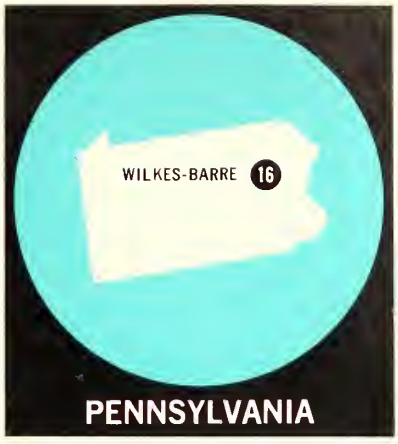
Land-to-building ratio
5 to 1

No. employees per acre
17

No. sq. ft. of bldg. per employee
473

Pencils, erasers, rubber bands, boxed toys, and allied stationery products

EBERHARD FABER, INC.



SUMMARY

LOCATION Crestwood Industrial Park, Wilkes-Barre, Pennsylvania.

PLANT Built in 1956; principal plant; leased; 310,000 sq. ft. floor area, including 65,000 sq. ft. occupied by administrative offices; 1 story, 20 by 40 ft. bays and a 14 ft. ceiling clearance in manufacturing area; 2 stories; 20 by 20 ft. bays and a 10 ft. ceiling clearance in office area.

ZONING Site zoned industrial when selected; area around plant is partly developed industrially; building setback 75 ft. from front curb, 300 ft. from side, and 200 ft. from rear; no objectionable processes.

WHY COMMUNITY WAS SELECTED Proximity to New York City; building finance availability.

WHY SITE WAS SELECTED Proximity to New York City; building finance availability.

OFF-STREET PARKING 250 spaces for employees; 15 for visitors.

TRANSPORTATION FACILITIES 6 off-street truck docks (accommodate 9 trucks); 90% of inbound and outbound commodity deliveries by truck.

LABOR 655 employees in 1960 (365 male; 290 female); 445 production workers up through the foreman level (49 skilled; 18 unskilled); one shift; 49 salaried, executive employees; 11 salaried, engineering professionals; 150 non-supervisory employees.

RAW MATERIALS Cedar wood, clay, graphite.

SEMI-MANUFACTURED MATERIALS None.

WATER: 100,000 gals. at 150 PSI per 24 hr. period; obtained from county system.

POWER 260,000 KWH per month; 2,500 KVA; 10% increase in service entrance capacity requirements expected within 5 years; continuity of service important.

FUEL: 75 percent coal; 5 percent gas; 20 percent wood or wood waste.

WASTE: Considerable; disposal: to waste-treatment plants then discharged; sewage: to plant's sewage plant.

17

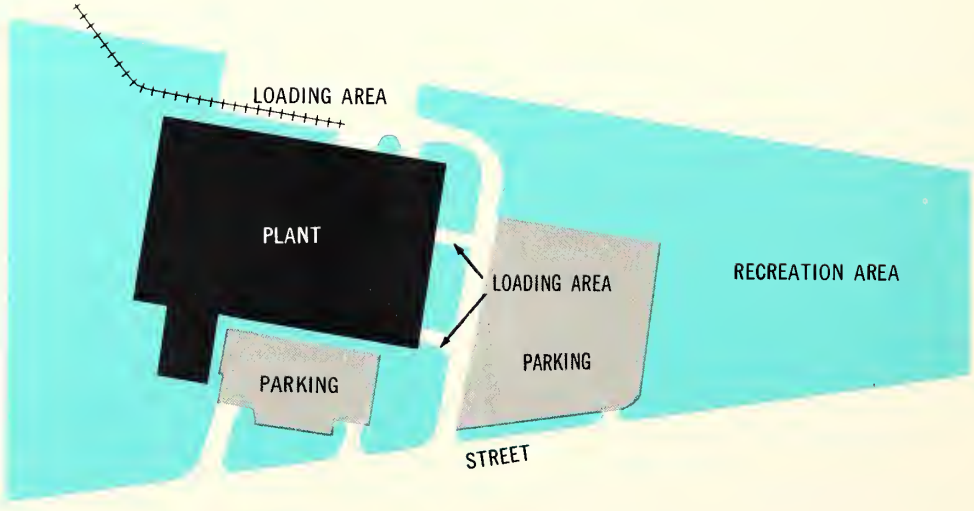
Site
25 Acres

Plant
254,000 Sq. ft.

Land-to-building ratio
3 to 1

No. employees per acre
11

No. sq. ft. of bldg. per employee
941



Packets of flower and vegetable garden seed

FERRY-MORSE SEED CO.

LOCATION Within the corporate limits of Fulton, in southwestern Kentucky.

PLANT Built in 1959; branch plant; is leased by the company from the City of Fulton; 254,000 sq. ft. floor area on a single floor, including 1,200 sq. ft. used for administrative offices; 25 by 30 ft. bays and a ceiling clearance of 14 ft. in manufacturing area; 22 by 24 ft. bays and a ceiling clearance of 10 ft. in office area. Construction of poured concrete tilt-up walls in manufacturing area with green brick and white panels above and below windows in office area. Area around plant completely landscaped.

ZONING Site zoned industrial when selected; surrounding area partly developed both industrially and residentially; building setback 148 ft. from front curb, 868 ft. from southern property line, 250 ft. from northern property line, and 80 ft. from rear property line. Since plant operations cause dust, dust collectors and roof ventilators have been installed.

WHY COMMUNITY WAS SELECTED Markets, freight service, financing, labor, proximity to suppliers and sub-contractors, raw materials (in that order). Unusual cooperation by State, community and utility groups was extended in the following ways: railroad spur installed to plant specifications by the Illinois Central Railroad; new road constructed by the State of Kentucky which provided plant ready access to routes 51 and 45; City of Fulton supplied plant with required amount of water. Kentucky utilities moved power lines to facilitate improvements in the plant's operation. The City of Fulton, in conjunction with the State of Kentucky, floated a bond issue which enabled the City to build the plant.

WHY SITE WAS SELECTED Transportation facilities; site fully serviced.

OFF-STREET PARKING 320 spaces for employees; 8 for visitors.

TRANSPORTATION FACILITIES 1 off-street truck dock (accommodates 10 trucks); 1 rail siding (300 ft.) 62 percent of inbound and outbound commodities delivered by rail; 38 percent by truck.

LABOR 270 employees in 1960 (100 male; 170 female); 194 production workers on a single shift (10 skilled; 35 unskilled); 15 salaried, supervisory employees; 61 non-supervisory employees (e.g. clerks, cafeteria workers).

RAW MATERIALS Bulk flower and vegetable seed.

SEMI-MANUFACTURED MATERIALS Wood, lithographed sheets of paper in skid form to be die cut and formed into packets.

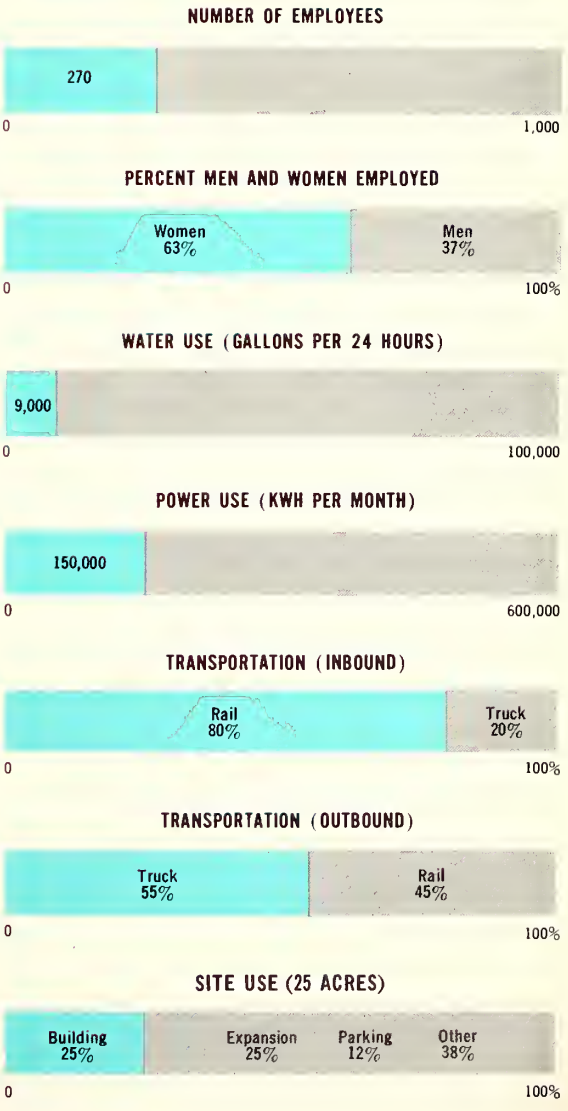
WATER 9,000 gals.; 65 PSI required during 24 hr. period; obtained from city system.

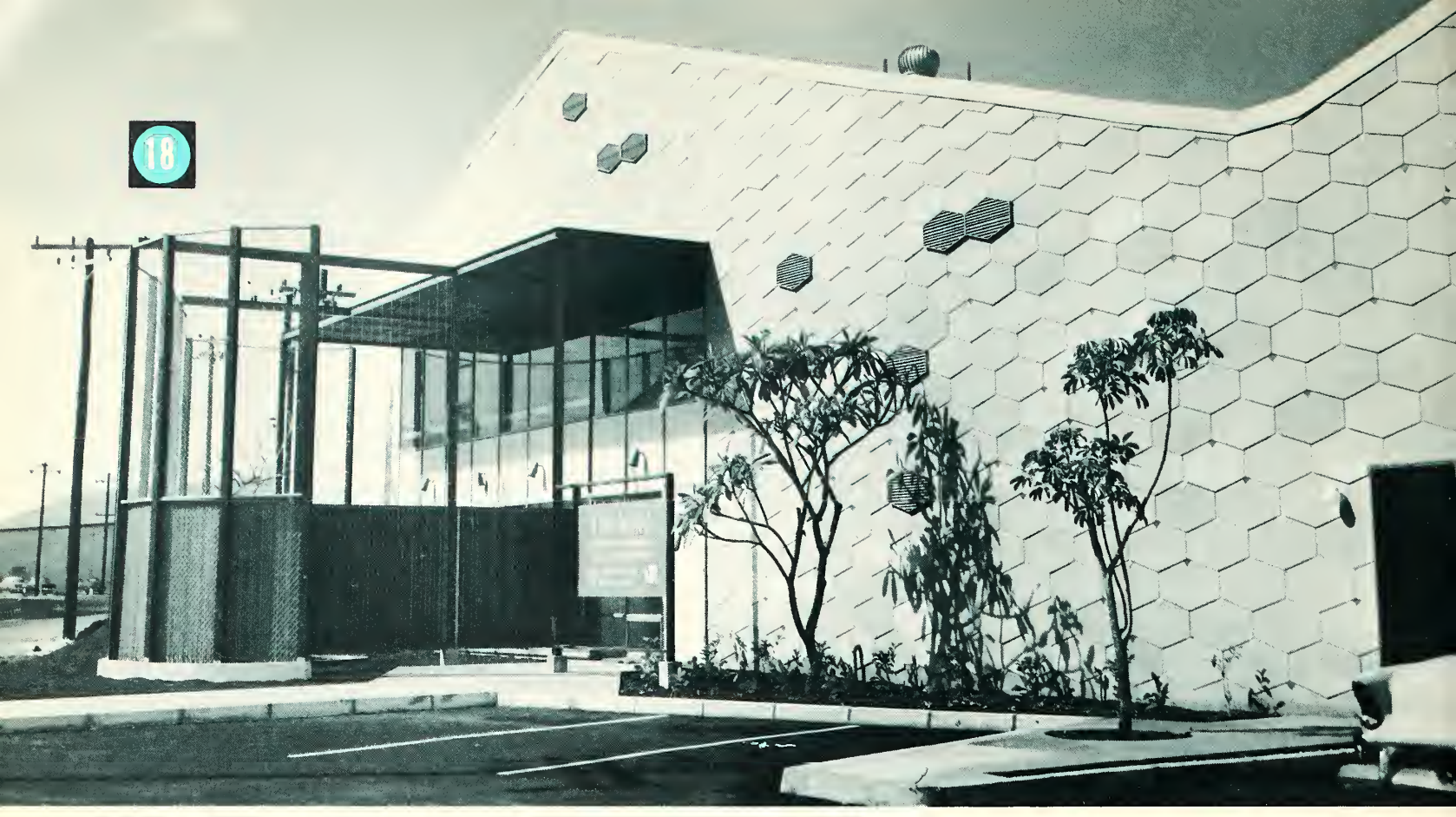
POWER 150,000 KWH per month; 300 percent service entrance capacity increase was expected; continuity of service critical.

FUEL Gas.

WASTE Substantial; hauled to city dump and buried; (city uses land fill method for waste disposal); sewage: to city system.

SUMMARY





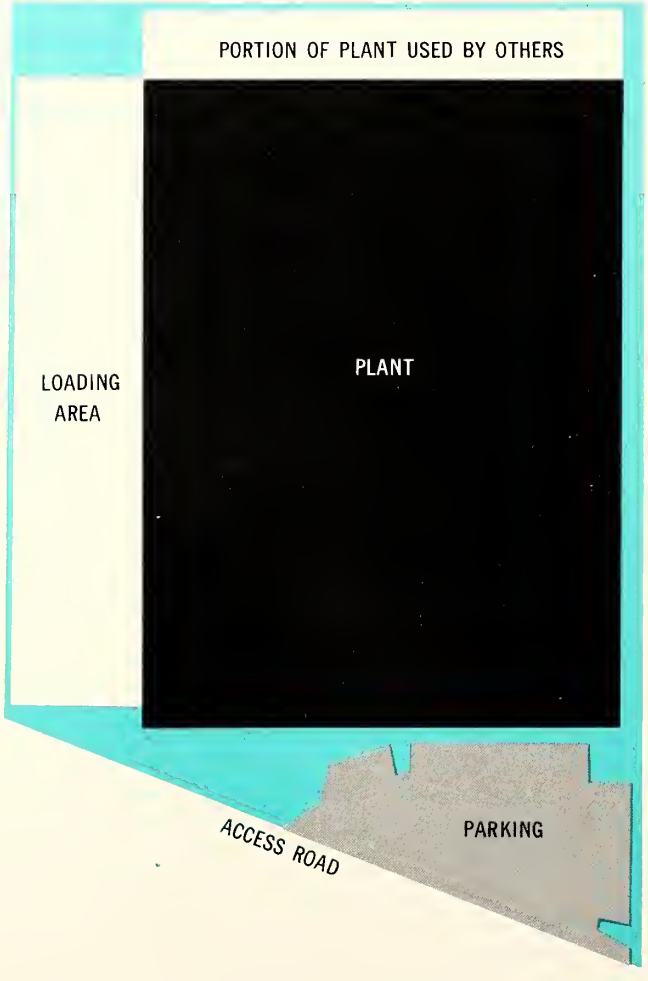
Site
1.3 Acres

Plant
45,000 Sq. ft.

Land-to-building ratio
.03 to 1

No. employees per acre
19

No. sq. ft. of bldg. per employee
2,200



Corrugated shipping containers

FIBRE BOARD PAPER PRODUCTS COMPANY

LOCATION: Within the City limits of Honolulu, in the Puvhale Industrial Area.

PLANT: Built in 1960; branch plant; 45,000 sq. ft. floor area, including 2,000 sq. ft. occupied by administrative offices; one story in manufacturing area with 25 by 100 ft. bays and ceiling clearances of between 17 and 34 ft.; 2 stories in office area with 20 by 100 ft. bays and a ceiling clearance of 9 ft. Facing and landscaping help to make the front side of plant more attractive.

ZONING: Site zoned industrial when selected; surrounding area is built up industrially; building setback from 15 ft. to 98 ft. from front curb, 10 ft. on one side, 60 ft. on the other, and 60 ft. from rear, no objectionable processes.

WHY COMMUNITY WAS SELECTED: Proximity to markets, power lines.

WHY SITE WAS SELECTED: Transportation facilities; proper zoning.

OFF-STREET PARKING: 25 spaces for employees; 3 for visitors.

TRANSPORTATION FACILITIES: 2 off-street truck docks (accommodate 2 trucks at a time).

LABOR: 25 employees in 1960 (24 male; 1 female); 2 shifts; 19 production workers (1 skilled; 18 semi-skilled); 3 salaried, supervisory employees; 3 non-supervisory (e.g. clerks, cafeteria workers).

RAW MATERIALS: None.

SEMI-MANUFACTURED MATERIAL: Corrugator adhesives, reinforcing tape; printing ink; bale strapping; draft lines board; stitching wire; adhesive tape; rubber dies.

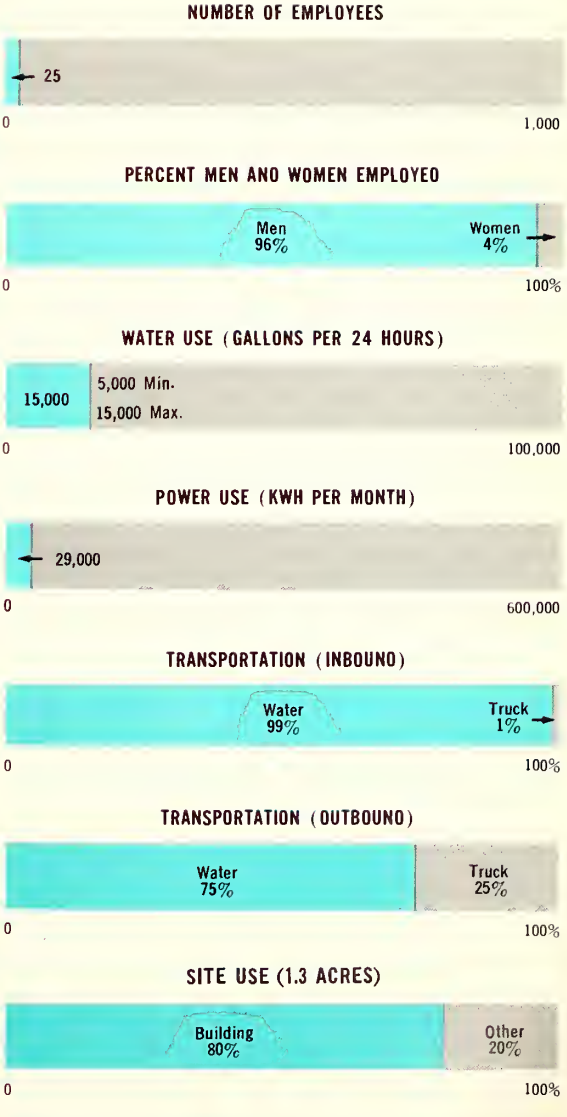
WATER: From 5,000 to 15,000 gals. at 65 PSI (city specifications) during 24 hr. period obtained from city system.

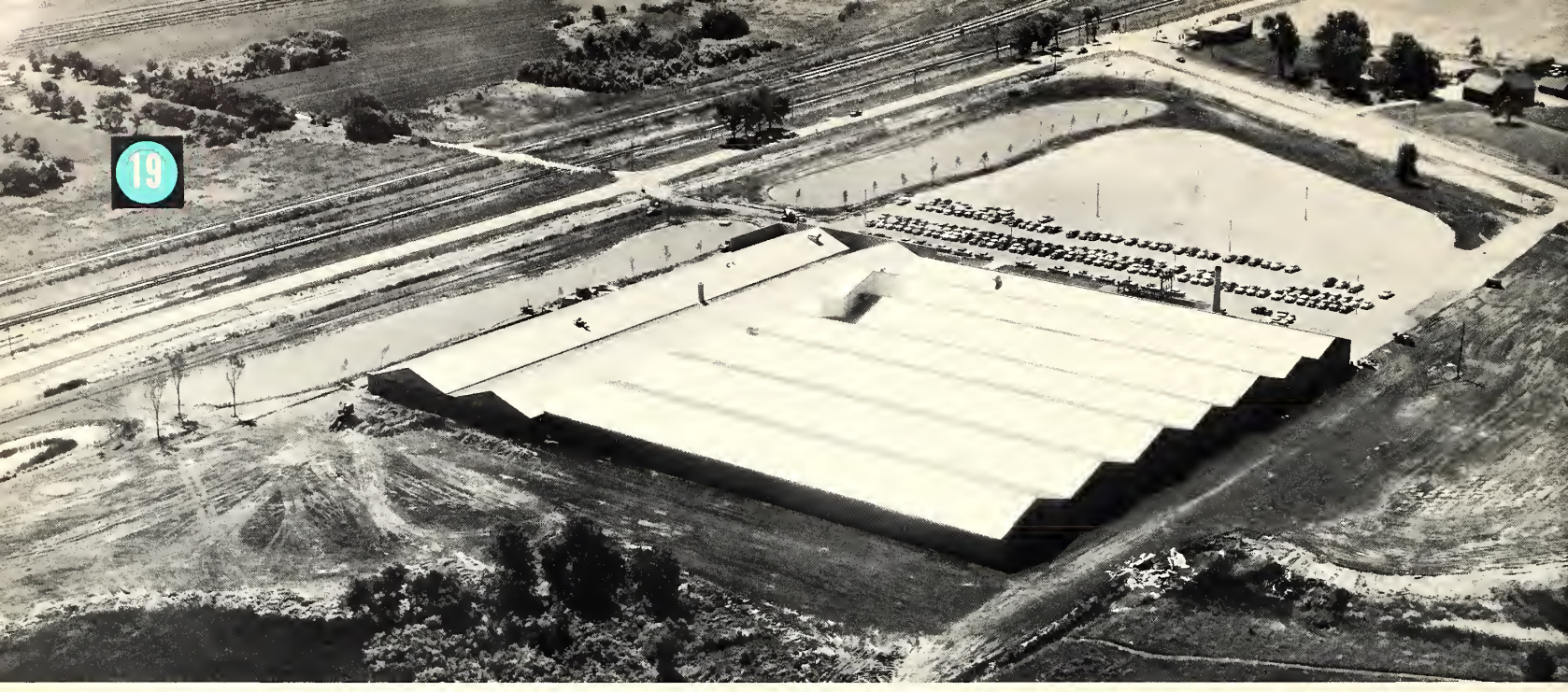
POWER: 29,000 KWH per month; 225 KVA (3-Pole Mounted Transformers); continuity of service important.

FUEL: Gas.

WASTE: Very little; dumped in sewers or sold on job site to buyer, on contract; sewage: to city system.

SUMMARY





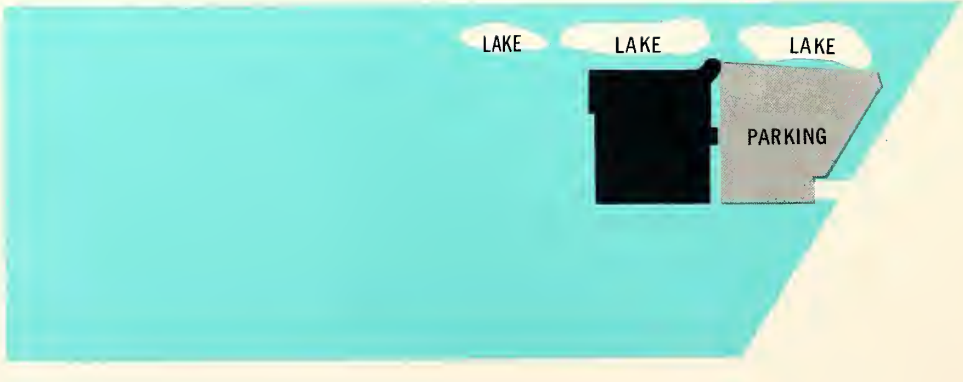
Site
95 Acres

Plant
220,000 Sq. ft.

Land-to-building ratio
18 to 1

No. employees per acre
4

No. sq. ft. of bldg. per employee
613



Air and hydraulic power cylinders, boosters and accumulators

FLICK-REEDY CORP.

LOCATION Bensenville, suburban Chicago, 2 miles west of the corporate limits of Chicago, Illinois.

PLANT Built in 1959; principal plant; 220,000 sq. ft. floor area on a single floor; 70 by 20 ft. and 50 by 20 ft. bays and a ceiling clearance of from 17 to 29 ft. in the manufacturing area; 70 by 16 ft. and 70 by 20 ft. bays and ceiling clearances of 14 to 26 ft. in the office area; Lannon Stone, face brick and aluminum plate glass areas were used in construction to beautify the exterior of the plant.

ZONING Site unzoned when selected; zoning changed to industrial to suit plant requirements; area surrounding plant is open country; building set back 250 ft. from center of street in front, 550 ft. from left side, 850 ft. from right side, and 800 ft. from rear. Since plant is heated and cooled electrically with its air source heat pump, absolutely no fumes nor smoke are created.

WHY COMMUNITY WAS SELECTED Labor; proximity to residences of majority of employees. Special consideration shown: since power interruption is critical, power company fed sub-station from three separate high-line power sources and has placed an automatic switching station to join two of these sources at the property corner.

WHY SITE WAS SELECTED Proximity to residences of majority of employees, proper zoning; good roads in area.

OFF-STREET PARKING 600 spaces for employees; 50 spaces for visitors.

TRANSPORTATION FACILITIES 6 truck docks; adjacent to O'Hare Air Field; 94 percent of inbound and outbound commodities by truck; 6 percent by air.

LABOR 359 employees in 1960 (277 male; 82 female); 241 production workers (186 skilled); 2 shifts: 19 salaried supervisory employees; 19 salaried, engineering employees; 80 non-supervisory and clerical employees.

RAW MATERIALS Steel bar stock, steel tubing, brass tubing, cold finish rounds.

SEMI-MANUFACTURED MATERIALS Ground and polished rounds.

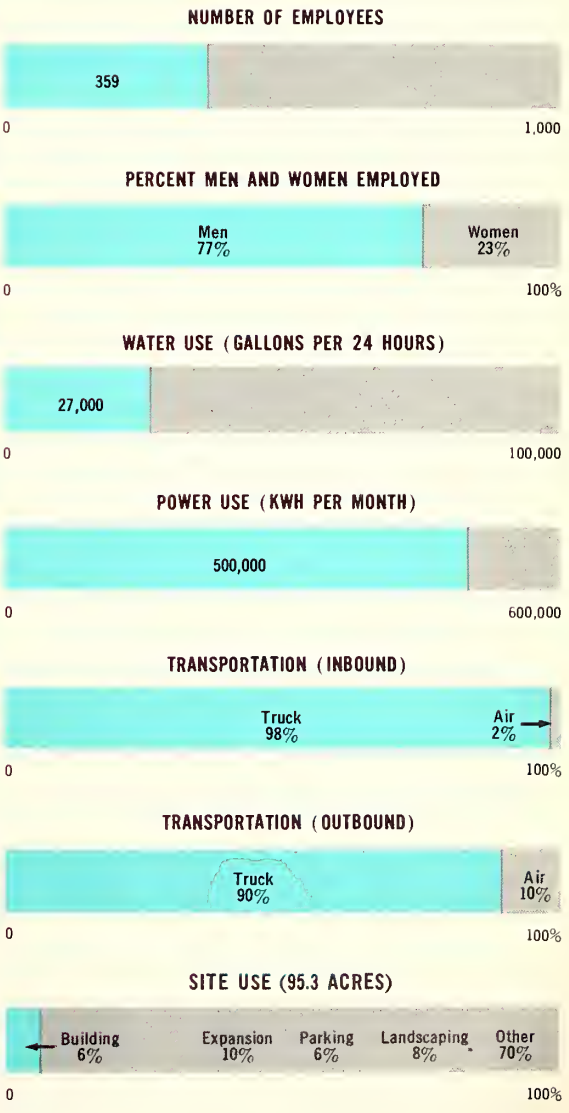
WATER 27,000 gals. per 24 hr. period (3,000 gals. potable; 24,000 gals. clear and free of scale forming deposits) 40–60 PSI required; obtained from plant's wells.

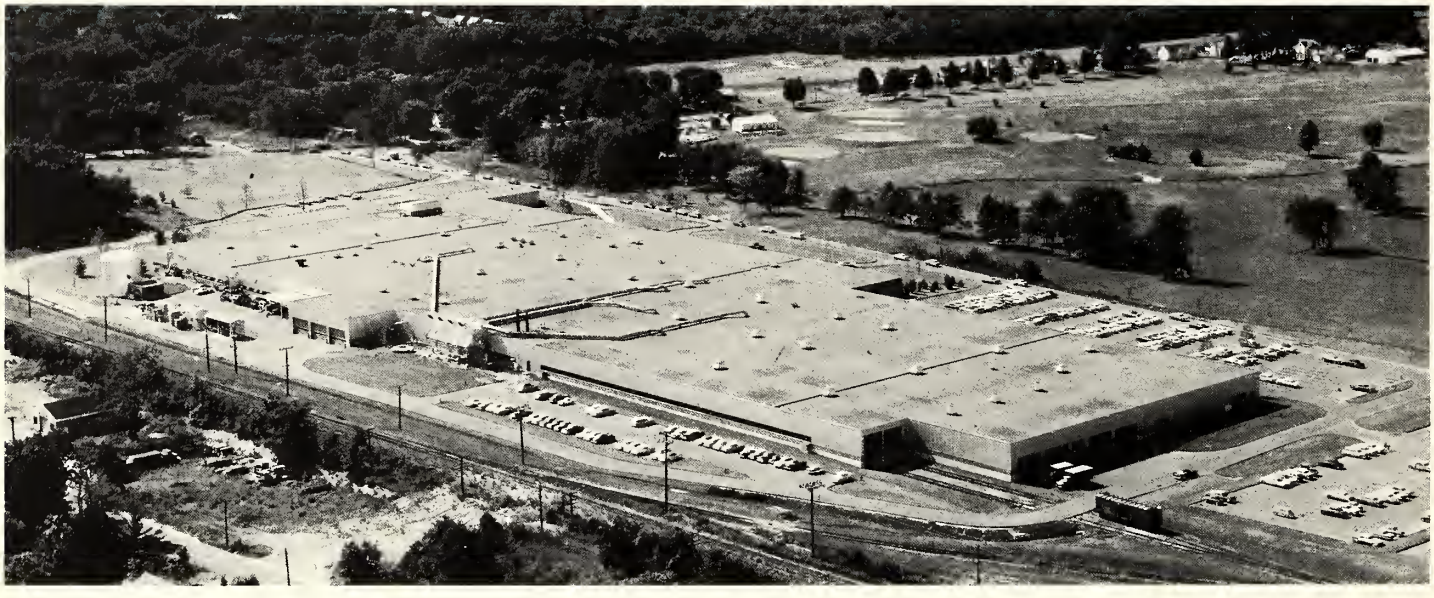
POWER 500,000 KWH per month; 2,200 KVA; continuity of service rated critical.

FUEL Plant is heated and cooled electrically with an air source heat pump.

WASTE Considerable; incinerated, hauled away and sent to waste-treatment plant, thence discharged; Sewage disposed of in own sewage plant.

SUMMARY





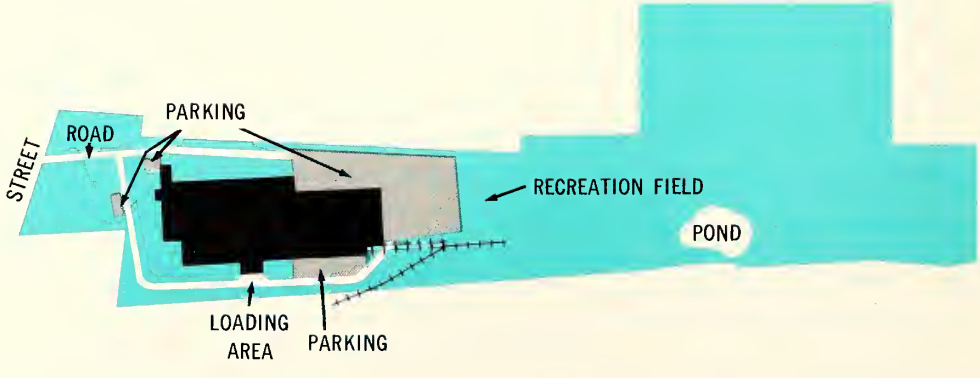
Site
84 Acres

Plant
360,000 Sq. ft.

Land-to-building ratio
9 to 1

No. employees per acre
10

No. sq. ft. of bldg. per employee
419



Brushes, mops, brooms, plastic molded parts, brushing machines

THE FULLER BRUSH COMPANY

LOCATION: Suburban East Hartford, Connecticut.

PLANT: Built in 1959; principal plant; leased; 360,000 sq. ft. floor area on a single floor, including 72,600 sq. ft. used for administrative offices; 42 by 42 ft. bays and a ceiling clearance of 17½ ft. in manufacturing area; 28 by 30 ft. bays and a ceiling clearance of 10 ft. in office area.

ZONING: Site zoned industrial when selected; surrounding area zoned both residential and industrial, and is partly developed residentially; building set back 400 ft. from front curb, 150 ft. from side, and 2,000 ft. from rear property line; Objectionable factors (smoke and noise) lessened by installation of exhaust, collector and conveying system for smoke, odors, etc.; equipment rubber mounted for noise and vibration control.

WHY COMMUNITY WAS SELECTED: Labor; convenient space available.

WHY SITE WAS SELECTED: Transportation facilities; proper zoning; spatial circumstances.

OFF-STREET PARKING: 600 spaces for employees; 25 for visitors.

TRANSPORTATION FACILITIES: 3 off-street truck docks (accommodate 17 trailers at one time); 2 rail sidings (1,000 ft.); 70 percent of inbound and outbound commodities delivered by truck; 30 percent by rail.

LABOR: 850 employees in 1960 (579 male; 271 female); 523 production workers (68 skilled, 415 semi-skilled, 40 unskilled); 2 shifts; 89 salaried, supervisory employees; 48 salaried, engineering employees; 200 non-supervisory employees.

RAW MATERIALS: Coiled steel, wire, bristle, fibers, hair, cotton yarn, synthetic fillers, plastic powders, containers, wood products, paper.

MAJOR SEMI-MANUFACTURED MATERIAL: None listed.

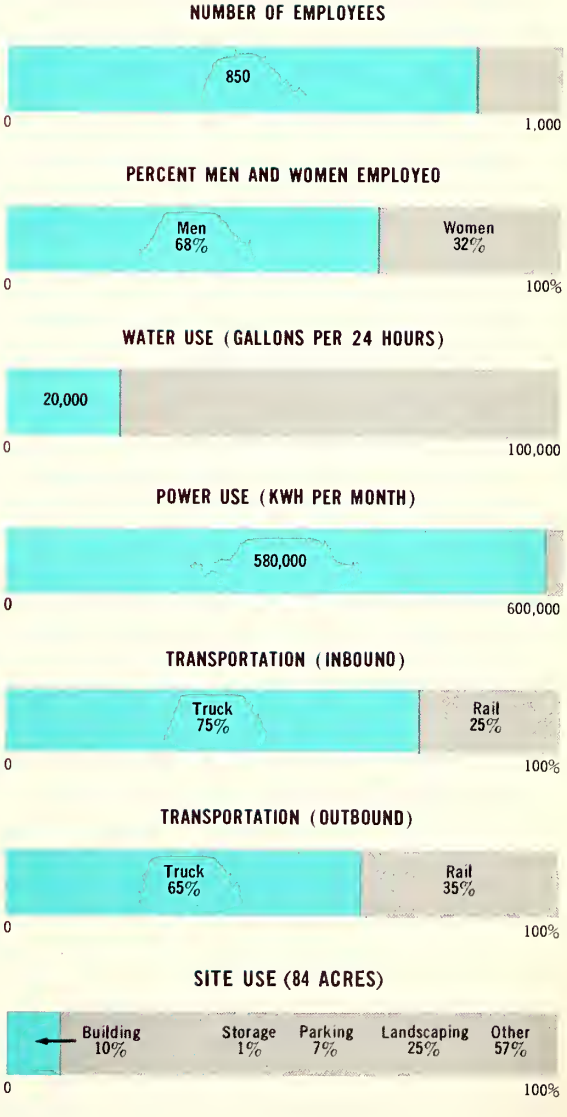
WATER: 149,620 potable gals. per 24 hr. pd. at 80 PSI; obtained from city system.

POWER: 580,000 KWH per month; 2,000 KVA; continuity of power critical.

FUEL: Oil.

WASTE: Substantial; hauled away to incinerator; sewage disposed of through city system.

SUMMARY



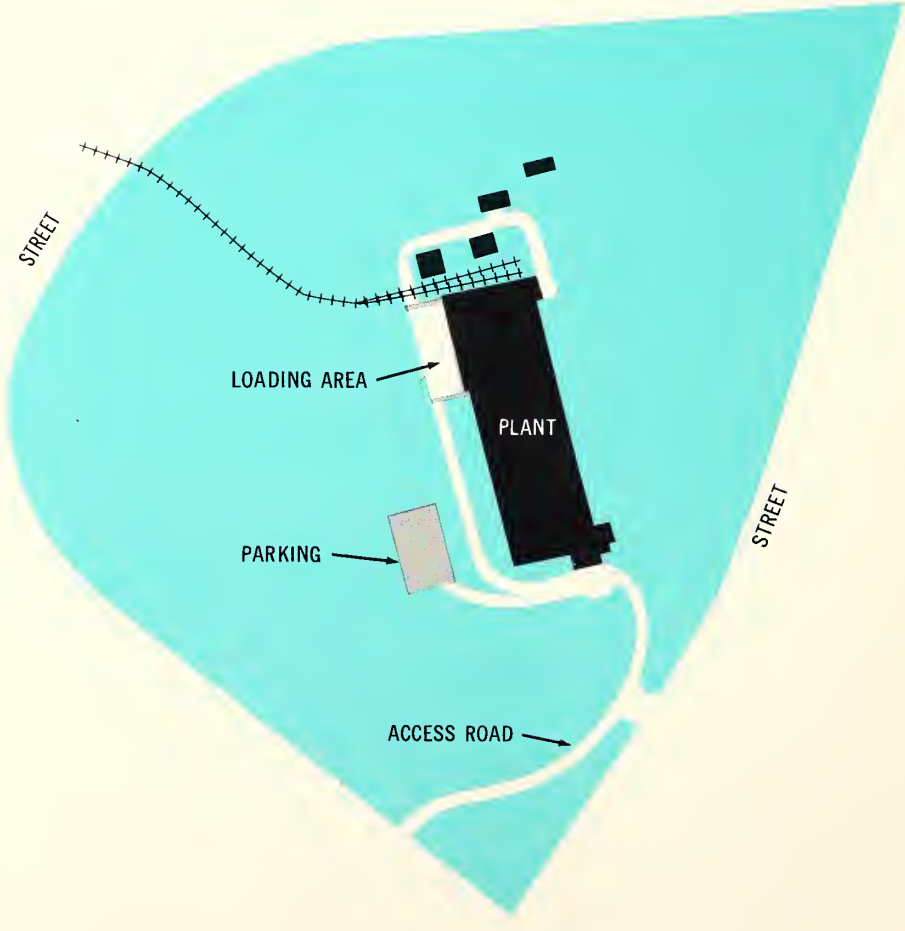
Site
160 Acres

Plant
575,000 Sq. ft.

Land-to-building ratio
8 to 1

No. employees per acre
2

No. sq. ft. of bldg. per employee
2,798



Passenger tires

GATES RUBBER, INC.

LOCATION In suburbs of Madison, Tennessee, 10 miles northeast of Nashville.

PLANT Built in 1960; branch plant; 575,000 sq. ft., on single floor; including 5,000 sq. ft. used for administrative offices; 25 by 60 ft. bays and a ceiling clearance of 25 ft. in manufacturing area; 25 by 60 ft. bays and a ceiling clearance of 12 ft. in office area. Brick face, correlux windows and a stone wall in front of office section enhance the appearance of the plant.

ZONING Site zoned rural when selected; zoning changed to industrial to satisfy plant requirements; surrounding area is built-up both residentially and industrially. Since plant operations cause dust, smoke and fire hazards, exhaust fans, dust accumulators, and fire prevention units have been installed.

WHY COMMUNITY WAS SELECTED Markets, labor and stability of community. Unusual cooperation shown in the following ways: railroad spurs built immediately by railroad, new sewage disposal plant built by community (made possible by bond issue); State employment security offered excellent service on procurement of good personnel.

WHY SITE WAS SELECTED Transportation facilities; site fully serviced; good location for distribution of product.

OFF-STREET PARKING 190 spaces for employees; 10 for visitors.

TRANSPORTATION FACILITIES One off-street truck dock (accommodates 12 trucks at one time); 2 rail sidings totaling 1,100 ft.; 62.5 percent of all inbound and outbound commodities delivered by rail; 37.5 percent by truck.

LABOR 268 employees in 1960 (250 male; 18 female); 38 production workers up through the foreman level; (28 skilled; 15 unskilled); 3 shifts; 12 salaried executive employees; 2 salaried, engineering salaried professionals; 16 non-supervisory, clerical employees.

RAW MATERIALS Carbon black, synthetic and crude rubber, sulphur, process oil, clay and numerous chemicals, nylon and rayon cord.

SEMI MANUFACTURED MATERIALS Wire.

WATER 200,000 gals. required in 24 hr. period; obtained from city system.

POWER 980,000 KWH per month; 7,500 KVA; 100 percent increase in service entrance capacity requirements expected in next 5 years; continuity of service critical.

FUEL 95 percent gas; 5 percent standby fuel.

WASTE Considerable; disposal: hauled away to waste-treatment plant, thence discharged; sewage: to plant's system.

SUMMARY

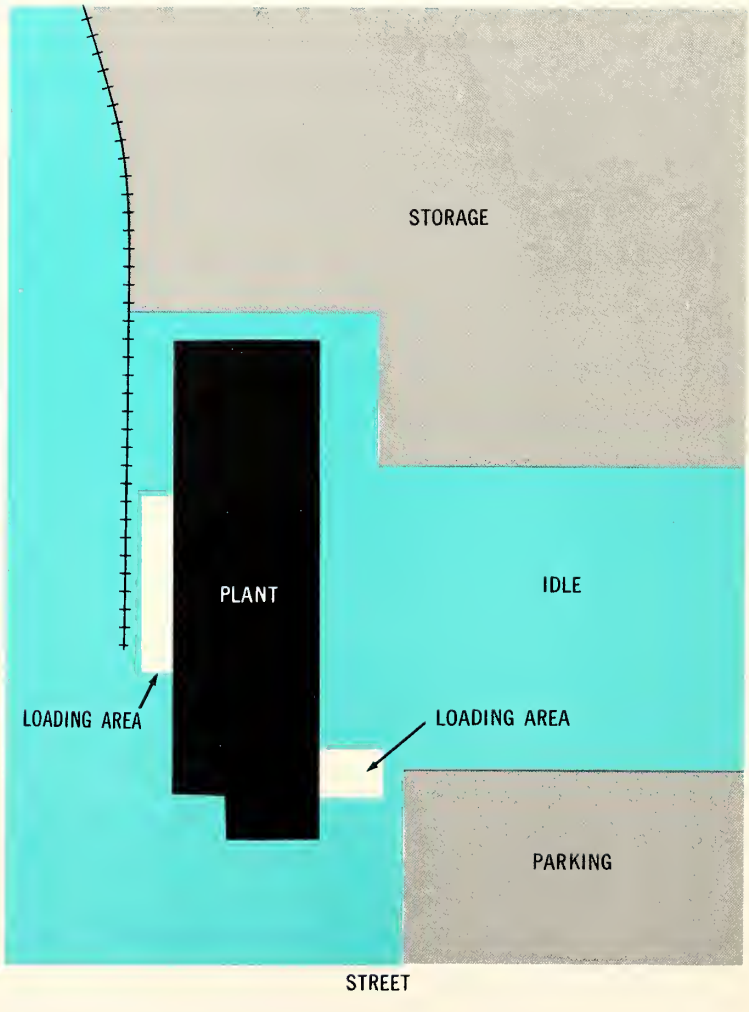
Site
5 Acres

Plant
31,500 Sq. ft.

Land-to-building ratio
6 to 1

No. employees per acre
8

No. sq. ft. of bldg. per employee
787



Flush hollow core and solid core wooden doors

GLEN-MAR DOOR MANUFACTURING COMPANY

LOCATION Within the corporate limits of Phoenix, Arizona.

PLANT Built in 1960; principal plant; leased; 31,500 sq. ft. on a single floor, including 1,500 sq. ft. used for administrative offices; 40 by 100 ft. bays and an 18 ft. ceiling clearance in manufacturing area; 12 ft. ceiling clearance in office area.

ZONING Site zoned industrial when selected; surrounding area partly developed by industry; building setback 50 ft. from front curb, 20 ft. from side, and 250 ft. from rear property line.

WHY COMMUNITY WAS SELECTED Proximity to markets and availability of raw materials.

WHY SITE WAS SELECTED Transportation facilities and proper zoning.

OFF STREET PARKING 100 spaces for employees; 10 spaces for customers.

TRANSPORTATION FACILITIES 2 off-street truck docks (accommodate 3 trucks), one 300 ft. rail siding; 30 percent of inbound & outbound commodities delivered by rail, 70 percent delivered by truck.

LABOR 40 employees in 1960 (38 male; 2 female); 33 production workers up through the foreman level, (8 skilled; 25 unskilled); 5 salaried, executive employees; 2 non-supervisory employees.

RAW MATERIALS Lumber.

SEMI MANUFACTURED MATERIAL 1/8 in. plywood doorskins.

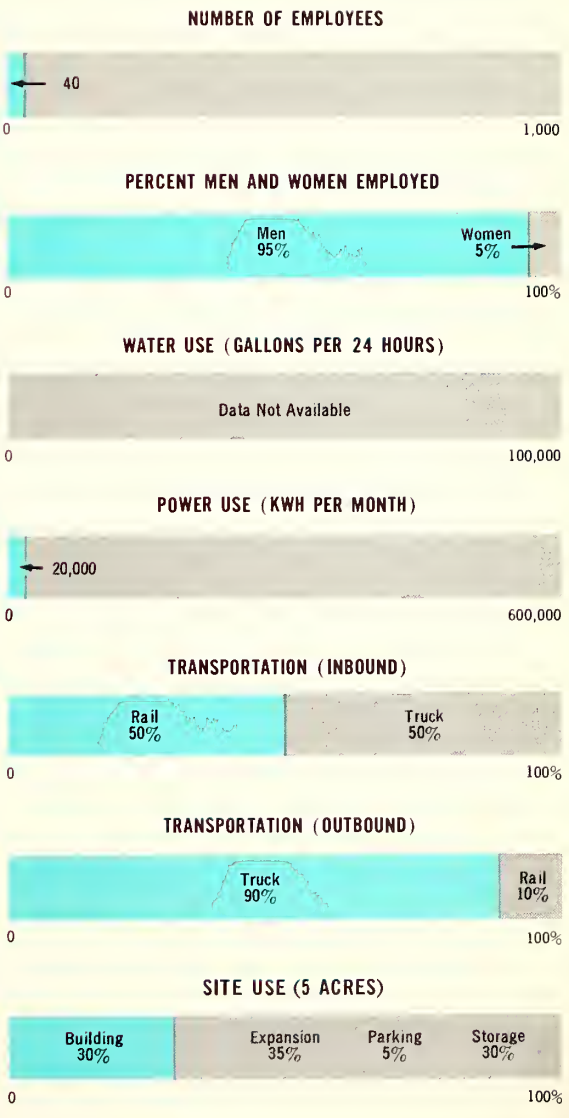
WATER Needed for personnel comfort only; obtained from city system.

POWER 20,000 KWH per month; 150 KVA; service entrance expected to increase 10 percent; continuity of service critical.

FUEL Gas.

WASTE Considerable waste is hauled away; Sewage disposed of in plant's septic tank.

SUMMARY



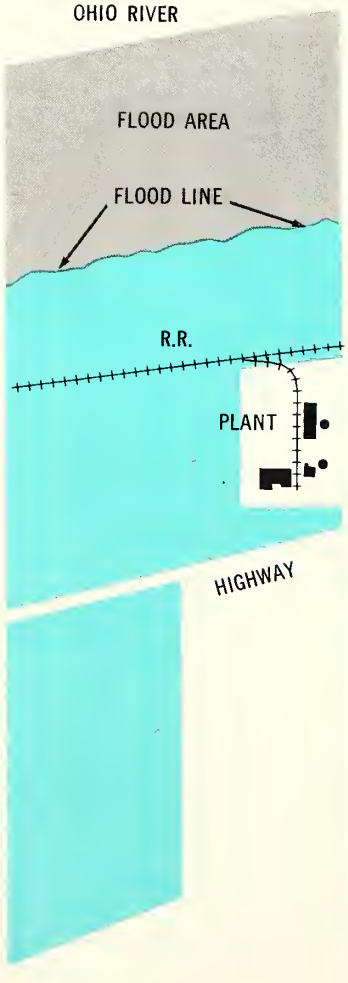
Site
340 Acres

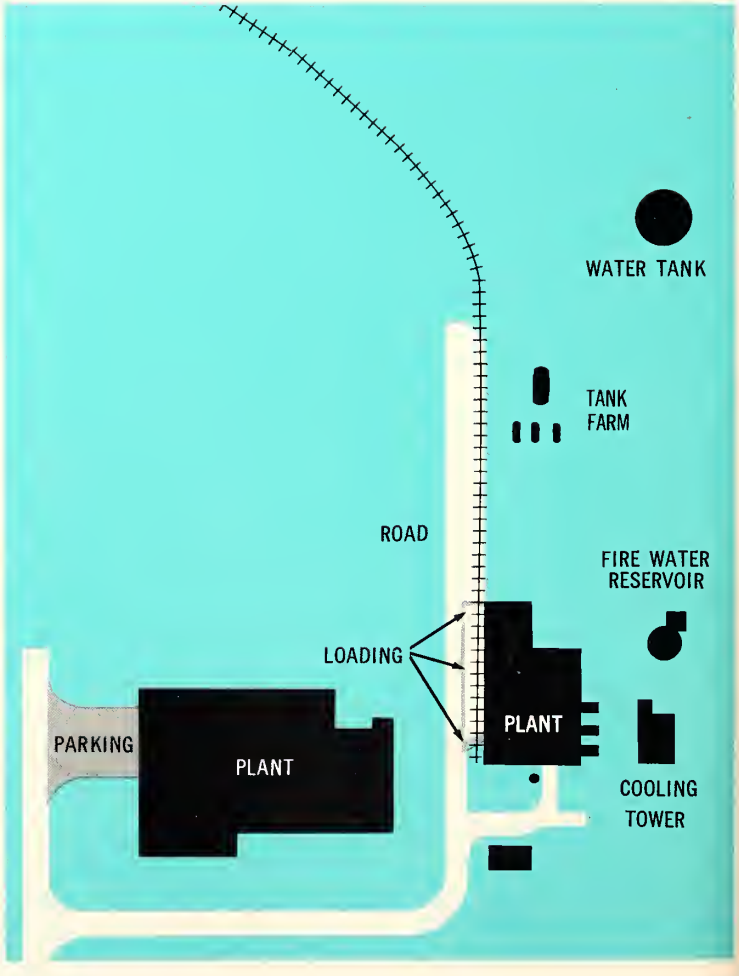
Plant
89,727 Sq. ft.

Land-to-building ratio
164 to 1

No. employees per acre
0.26

No. sq. ft. of bldg. per employee
997





Polyester resins and film

GOODYEAR POINT PLEASANT CHEMICAL PLANT

LOCATION Rural Apple Grove, West Virginia, in the Point Pleasant-Gallipolis labor market area.

PLANT Built in 1959; branch plant; 89,727 sq. ft. floor area including 1,813 sq. ft. occupied by administrative offices; 5 stories, 20 by 20 ft. bays and a 15 ft. ceiling clearance in manufacturing area; 1 story, 20 by 25 ft. bays and a 10 ft. ceiling clearance in office area.

ZONING Site unzoned when selected; area around plant was unzoned, open country; building setback 450 ft. from front curb; 1,725 ft. from south side and 440 ft. from northside; 3,225 ft. from rear; plant designed to eliminate objectionable effects caused by processes.

WHY COMMUNITY WAS SELECTED Markets, labor, raw materials. Additional power lines were provided to maintain uninterrupted service.

WHY SITE WAS SELECTED Transportation facilities, good flood history; good sub-soil conditions.

OFF STREET PARKING 112 spaces for employees; 6 for visitors.

TRANSPORTATION FACILITIES One 900 ft. rail siding; 1 off-street truck dock (accommodates 4 trucks); 60 percent of all inbound and outbound commodities delivered by truck; 40 percent by rail.

LABOR 90 employees in 1960 (85 male, 5 female); 52 production workers up through the foreman level (51 skilled; 1 unskilled); 3 shifts; 17 salaried executive employees; 5 salaried, engineering professionals; 16 non-supervisory employees.

RAW MATERIALS Organic synthesized materials.

SEMI-MANUFACTURED MATERIALS None.

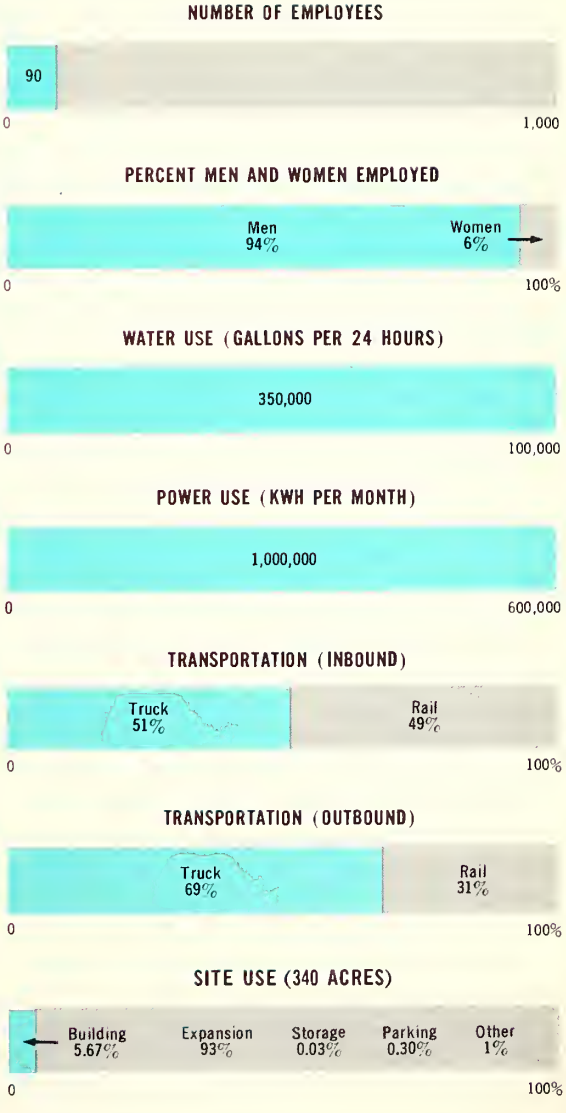
WATER 350,000 gals. (hardness and chlorine required) per day at 60 to 70 PSI obtained from plant's wells.

POWER 1,000,000 KWH per month; 5,000 KVA; continuity of service critical.

FUEL 92.5 percent gas; 7.5 percent oil; 6.6 percent standby fuel.

WASTE Very little; disposal: incinerated, neutralized and discharged into sewer; buried. Sewage: to plant's septic tank.

SUMMARY



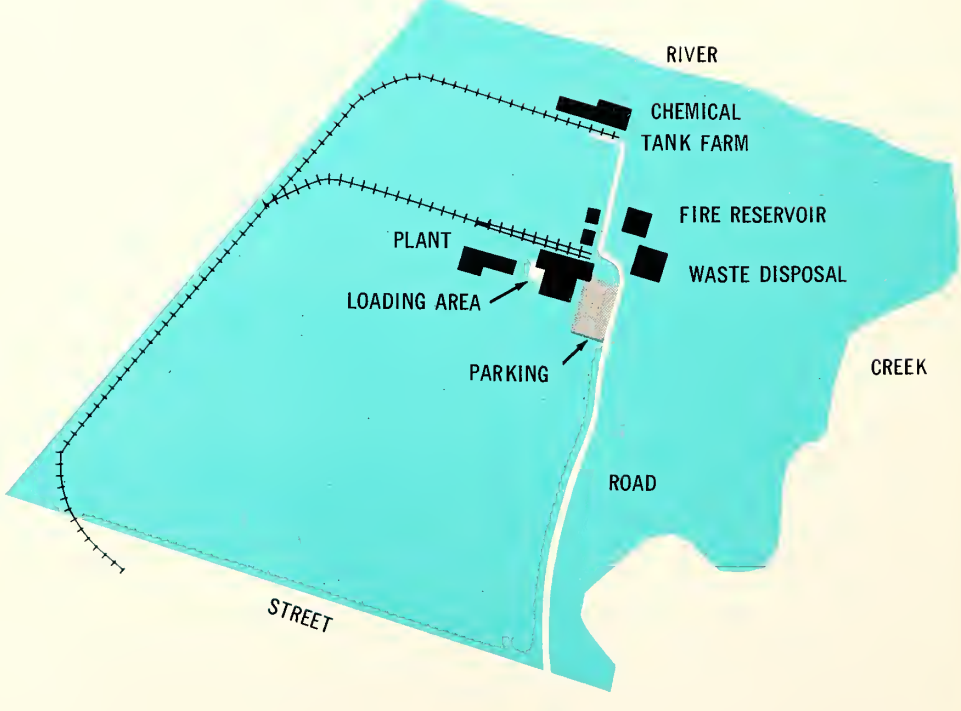
Site
143 Acres

Plant
69,000 Sq. ft.

Land-to-building ratio
88 to 1

No. employees per acre
0.8

No. sq. ft. of bldg. per employee
680



Organic polymers (polyvinyl acetate homopolymers and copolymers); butadiene styrene latices; battery separators

W. R. GRACE AND COMPANY

SUMMARY

LOCATION Suburban Owensboro, Kentucky.

PLANT Built in 1959; branch plant; 69,000 sq. ft. floor area on 2 floors including 8,000 sq. ft. occupied by administrative offices; 24 by 45 ft. and 24 by 32 ft. bays with ceiling clearances of 20, 22, and 30 ft. in manufacturing area; clear span in the office area. Existing trees were preserved during construction and lawns have been planted in order to make the plant attractive.

ZONING Site unzoned; surrounding area is open country. Building setback 2,000 ft. from front curb; 2,000 ft. from side and 100 ft. from rear. Plant operations cause odors and steps have been taken to lessen this effect.

WHY COMMUNITY WAS SELECTED Markets, water availability, effluent disposal, labor, raw materials, proximity to suppliers and subcontractors. L and N railroad constructed spur to serve the siding; State and county provided access road from main highway; utility company extended line and provided substation at its own cost; local industrial foundation and Kentucky State agency were cooperative; gas company extended line one mile to serve plant.

WHY SITE WAS SELECTED Good flood history; water availability; effluent disposal; site fully serviced; prevailing winds; good sub-soil conditions.

OFF-STREET PARKING 100 spaces for employees; 12 for visitors.

TRANSPORTATION FACILITIES 6 off-street truck docks which will accommodate 6 trucks; 3 rail sidings with 3,200 ft. of siding.

LABOR Data unavailable.

RAW MATERIALS Monomers, resins.

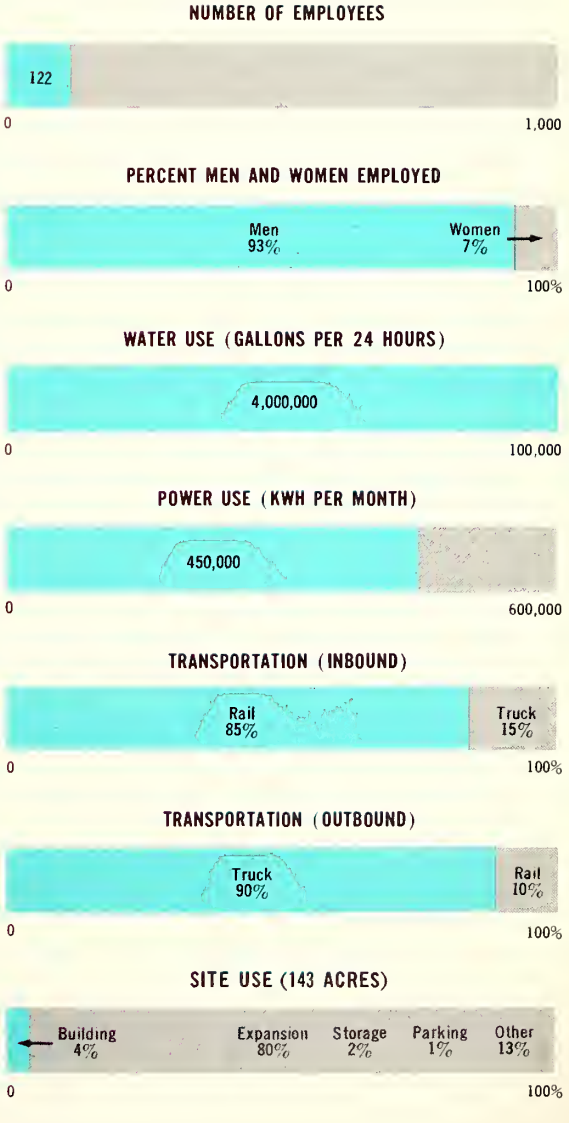
SEMI-MANUFACTURED MATERIALS Special papers.

WATER 4,000,000 gals. per 24 hr. period (temperature important) at 100 PSI; obtained from plant's wells.

POWER 450,000 KWH per month; 3,000 KVA; continuity of power important.

FUEL Gas 95 percent; oil 5 percent.

WASTE Disposed of by: incinerating, hauling away, settling basin, waste-treatment plant, thence discharge into river; sewage to plant's own septic tank.



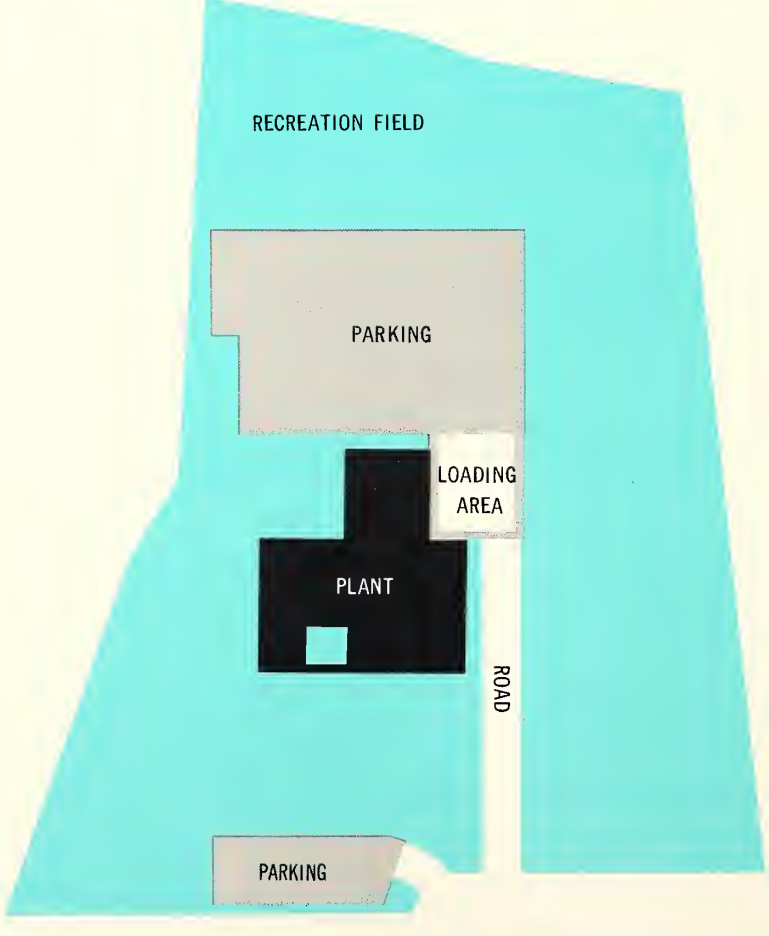
Site
14 Acres

Plant
36,000 Sq. ft.

Land-to-building ratio
16 to 1

No. employees per acre
11

No. sq. ft. of bldg. per employee
222



Electro-mechanical and electronic components

G-V CONTROLS, INC.

LOCATION In suburbs of Livingston, N. J., about 12 miles west of Garden State Parkway in the Newark labor market area.

PLANT Built in 1959; principal plant; owned by company; 36,000 sq. ft floor area on single floor, including 15,000 sq. ft. occupied by administrative offices; bay size 22 ft. by 22 ft.; ceiling clearance 11 ft. 8 in.; 9 ft. 4 in. finished ceiling in office area; construction of finished brick all around with aluminum windows; grounds fully landscaped.

ZONING Site zoned industrial when selected; surrounding area partly developed with light manufacturing and R. and D. industries; building setback 180 ft. from front curb, 65 ft. from sideline, and 450 ft. from rear property line; no objectionable processes; production mainly bench work.

WHY COMMUNITY WAS SELECTED Labor, proximity to suppliers and sub-contractors, and raw materials (in that order). Township officials offered all possible cooperation to plant management.

WHY SITE WAS SELECTED Utilities available, adequate zoning, good transportation facilities.

OFF STREET PARKING 166 spaces for employees; 16 for visitors.

TRANSPORTATION FACILITIES One off-street truck dock; no rail siding. Inbound and outbound commodities delivered by truck.

LABOR 166 employes in 1960 (81 male; 85 female); 105 production workers on a single shift (93 semi-skilled; 12 skilled); 61 salaried employees above working foreman level.

RAW MATERIALS Special stainless steel alloys.

SEMI-MANUFACTURED MATERIAL Brass tubing, mica, and electronic components.

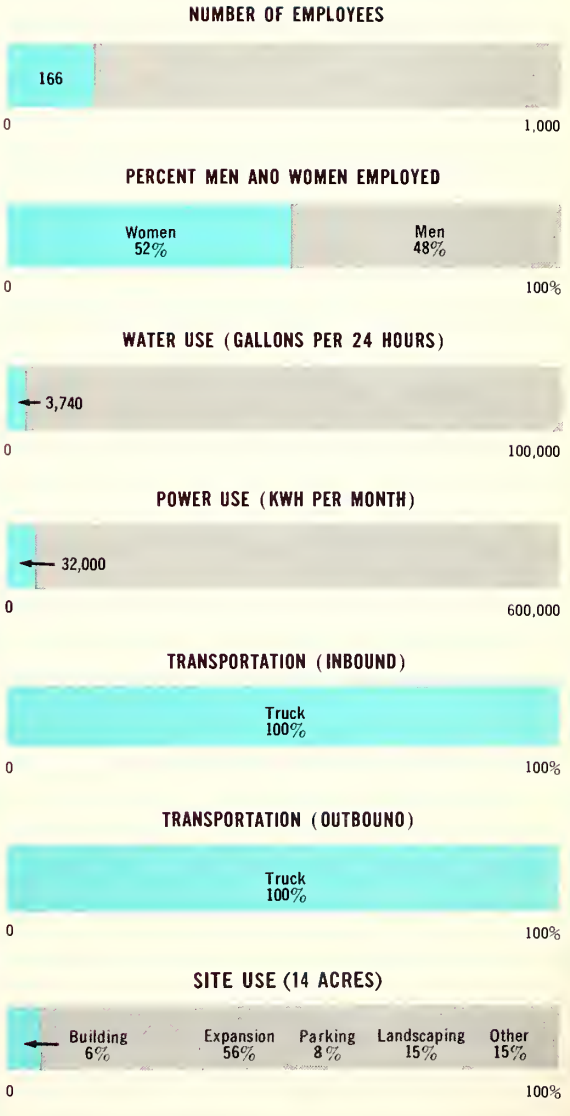
WATER 3,740 gals. per day at 60 PSI; from city system; water for air conditioning from own wells.

POWER 32,000 KWH per month; 300 KVA; continuity of service important.

FUEL Gas.

WASTE Very little; dumped in sewer; sewage disposal to city system.

SUMMARY



Site
40 Acres

Plant
12,880 Sq. ft.

Land-to-building ratio
134 to 1

No. employees per acre
0.4

No. sq. ft. of bldg. per employee
805

Rifle bullets

HORNADY MANUFACTURING COMPANY

LOCATION State road spur 439 near Grand Island, Nebraska.

PLANT Built in 1958; principal plant; 12,880 sq. ft. floor area on a single floor, including 2,100 sq. ft. occupied by administrative offices; laboratory in basement; 16 ft. ceiling clearance in manufacturing area; 9 ft. in office area; construction of brick and stone, decorative windows and a brick planter enhance the exterior appearance of the plant.

ZONING Site unzoned when selected; area around plant is now zoned industrial and is open country.

WHY COMMUNITY WAS SELECTED Hometown.

WHY SITE WAS SELECTED Proper zoning.

OFF-STREET PARKING Information not available.

TRANSPORTATION FACILITIES One off-street truck dock (accommodates 1 truck); 96.5 percent of all inbound and outbound commodities delivered by truck.

LABOR 16 employees in 1960 (14 male; 2 female); 12 production workers up through the working foreman level; 1 shift; 3 salaried, executive employees; 1 non-supervisory clerk.

RAW MATERIALS Coiled copper strip, lead, extruded lead wire.

SEMI-MANUFACTURED MATERIALS None.

WATER Obtained from plant's own wells. (No other information available.)

POWER 9,000 KWH per month; 100 KVA; continuity of service critical.

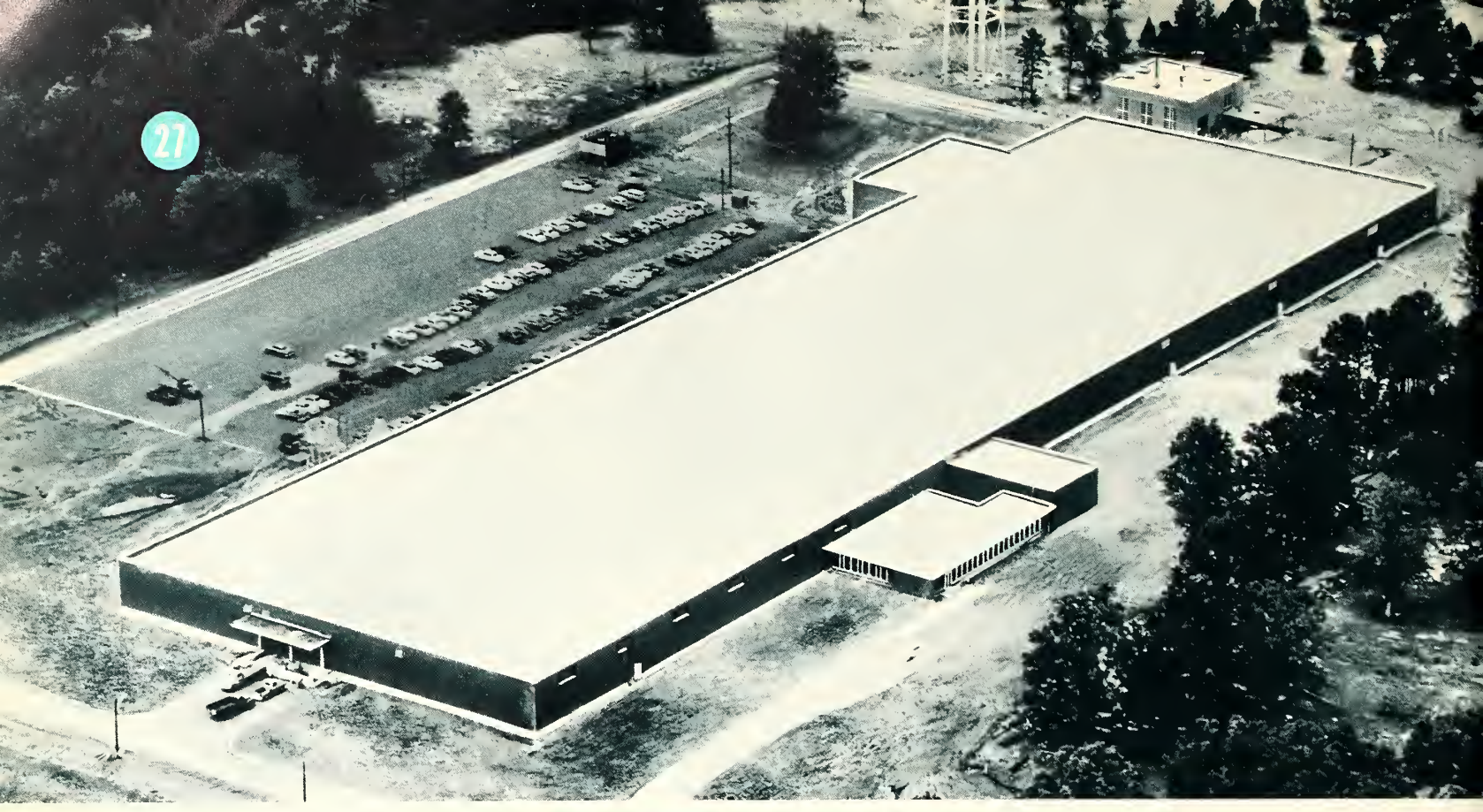
FUEL Gas.

WASTE Very little; hauled away; sewage: to plant's septic tank.

REMARKS The company President had this to say about his new plant:

- "We wanted room to work properly; room to handle heavy materials; and room to expand.
- "We wanted an attractive plant;
- "One of our objectives was comfort and satisfactory working conditions.
- "We chose this type of steel building because of the ease in making additions. The second year we added a 24′ x 100′ ballistics laboratory.
- "We bought an 80 acre site which became available in the settlement of an estate. We sold approximately half ot it for other building sites. The profit just about paid for the original investment in the land so we have our own site at practically no cost. This made it possible to more easily finance the construction of our building.
- "Needless to say, we are proud of our factory and enjoy working in it."

SUMMARY



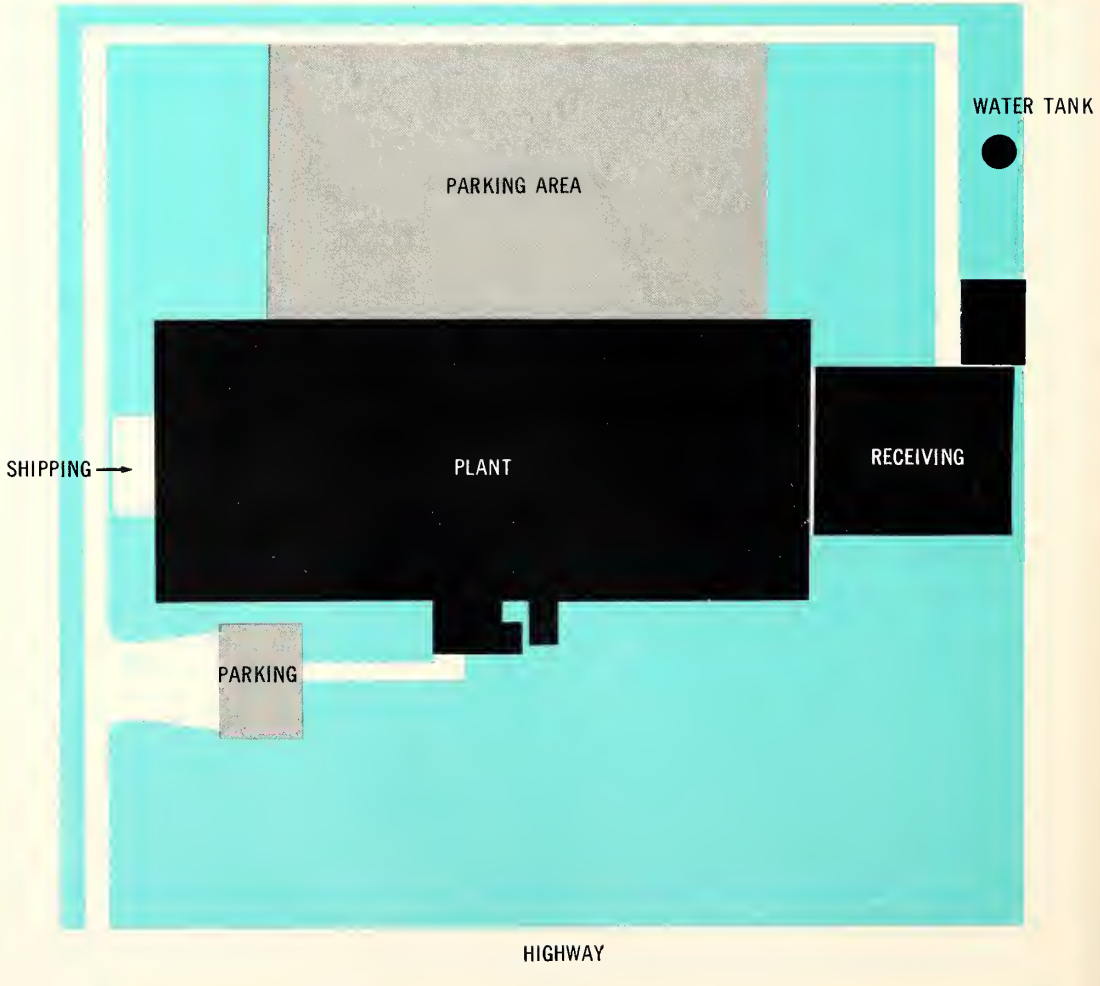
Site
104 Acres

Plant
208,000 Sq. ft.

Land-to-building ratio
21 to 1

No. employees per acre
2

No. sq. ft. of bldg. per employee
816



Papermakers felts

HUYCK FELT COMPANY

LOCATION About 7 miles south of Aliceville on Route 17 in central western Alabama.

PLANT Built in 1956; branch plant; leased; 208,000 sq. ft. floor area on a single floor, including 7,500 sq. ft. occupied by administrative offices; 40 by 58 ft. bays and a 13 ft. ceiling clearance in manufacturing area; 10 by 24 ft. bays and a 10 ft. ceiling clearance in office area. Landscaping and location in a grove of trees enhance the appearance of the plant.

ZONING Site unzoned when selected; area around plant is open country; building setback 700 ft. from front curb, over 1,000 ft. from side, and over 500 ft. from rear; no objectionable processes.

WHY COMMUNITY WAS SELECTED Labor, markets; special consideration shown by local groups regarding taxes and the construction of parking lots.

WHY SITE WAS SELECTED Soft water for processing, effluent disposal facilities; general attractiveness.

OFF STREET PARKING 225 spaces for employees; 30 for visitors.

TRANSPORTATION FACILITIES 2 off-street truck docks (accommodate 6 trucks at one time); 98 percent of all inbound and outbound commodities delivered by truck; 2 percent by rail.

LABOR 255 employees in 1960 (90 male; 165 female); 204 production workers up through the foreman level (189 skilled; 15 unskilled); 3 shifts; 32 salaried executive employees; 19 non-supervisory employees.

RAW MATERIALS Wool.

SEMI-MANUFACTURED MATERIALS None.

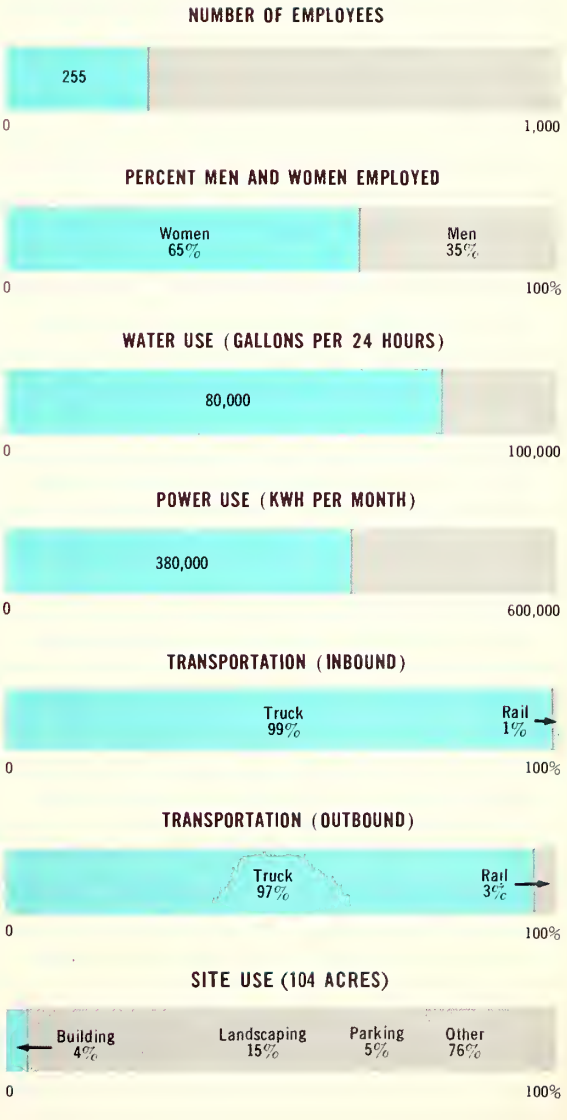
WATER 80,000 gals. (soft non-mineral) at 60 PSI, required during 24 hr. period; obtained from plant's wells.

POWER 380,000 KWH per month; 1,500 KVA; 20 percent increase in service entrance capacity requirements anticipated; continuity of service critical.

FUEL 95 percent gas; 5 percent oil (standby fuel).

WASTE Discharged into stream; sewage: to plant septic tank.

SUMMARY



28

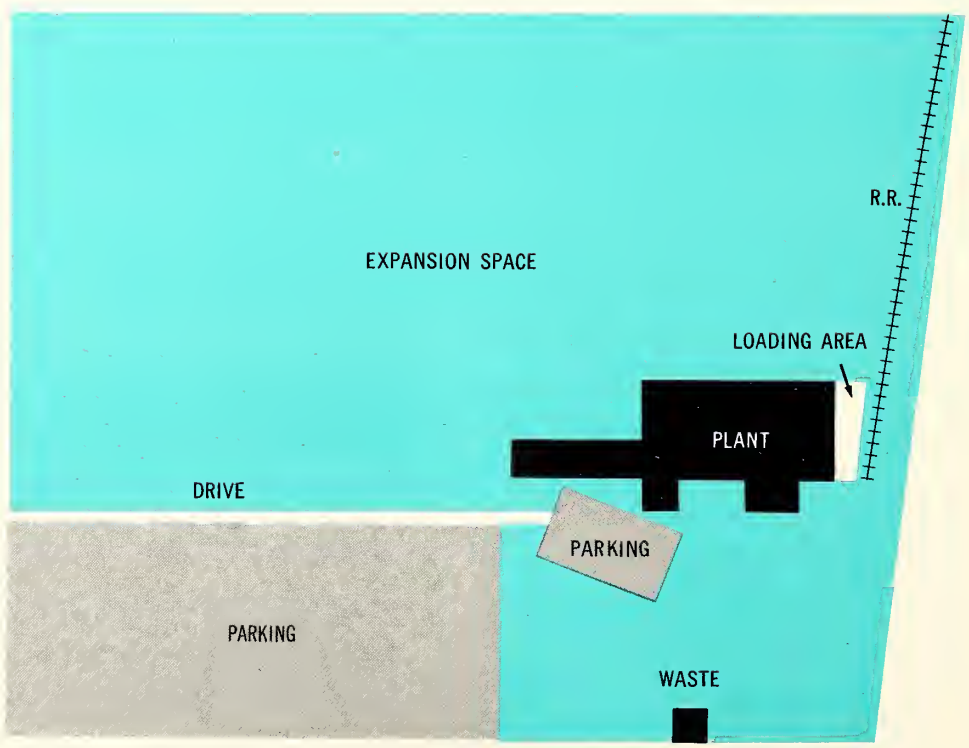
Site
47 Acres

Plant
25,000 Sq. ft.

Land-to-building ratio
81 to 1

No. employees per acre
2

No. sq. ft. of bldg. per employee
227



Potato flakes and potato slices

IDAHO FRESH-PAK PROCESSORS, INC.

LOCATION Rural Lewisville, about 15 miles north of Idaho Falls, in southeastern Idaho.

PLANT. Built in 1960; principal plant; 25,000 sq. ft. floor area on a single floor, including 200 sq. ft. occupied by administrative offices; 80 by 200 ft. bays and a ceiling clearance of 16 ft. in manufacturing area; 14 by 14 ft. bays and a ceiling clearance of 16 ft. in office area.

ZONING: Site unzoned when selected; has remained unzoned; surrounding area is unzoned, open country; building setback 660 ft. from front curb; no objectionable processes.

WHY COMMUNITY WAS SELECTED Raw materials and labor.

WHY SITE WAS SELECTED Drainage and water; access roads.

OFF-STREET PARKING: 200 spaces for employees; 50 for visitors.

TRANSPORTATION FACILITIES. One 1,500-ft. rail siding; 2 off-street truck docks (accommodate 2 trucks at a time); 62.5 percent of all inbound and outbound commodities delivered by rail; 37.5 percent by truck.

LABOR 110 employees in 1960 (30 male; 80 female); 95 production workers up through the foreman level (5 skilled; 90 unskilled); 3 shifts; 3 salaried executive employees; 1 salaried, engineering employee; 1 non-supervisory employee.

RAW MATERIALS: Potatoes.

SEMI-MANUFACTURED MATERIALS: Additives for finished product (dried milk solids, myverol, and sulphid).

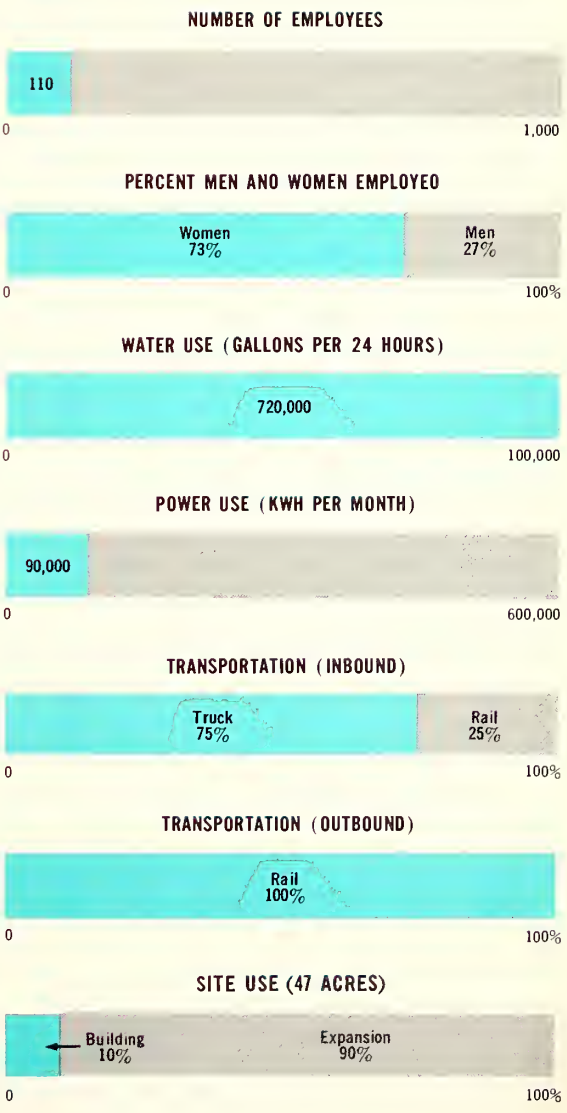
WATER: 720,000 gals. at 80 PSI; obtained from pure artesian source.

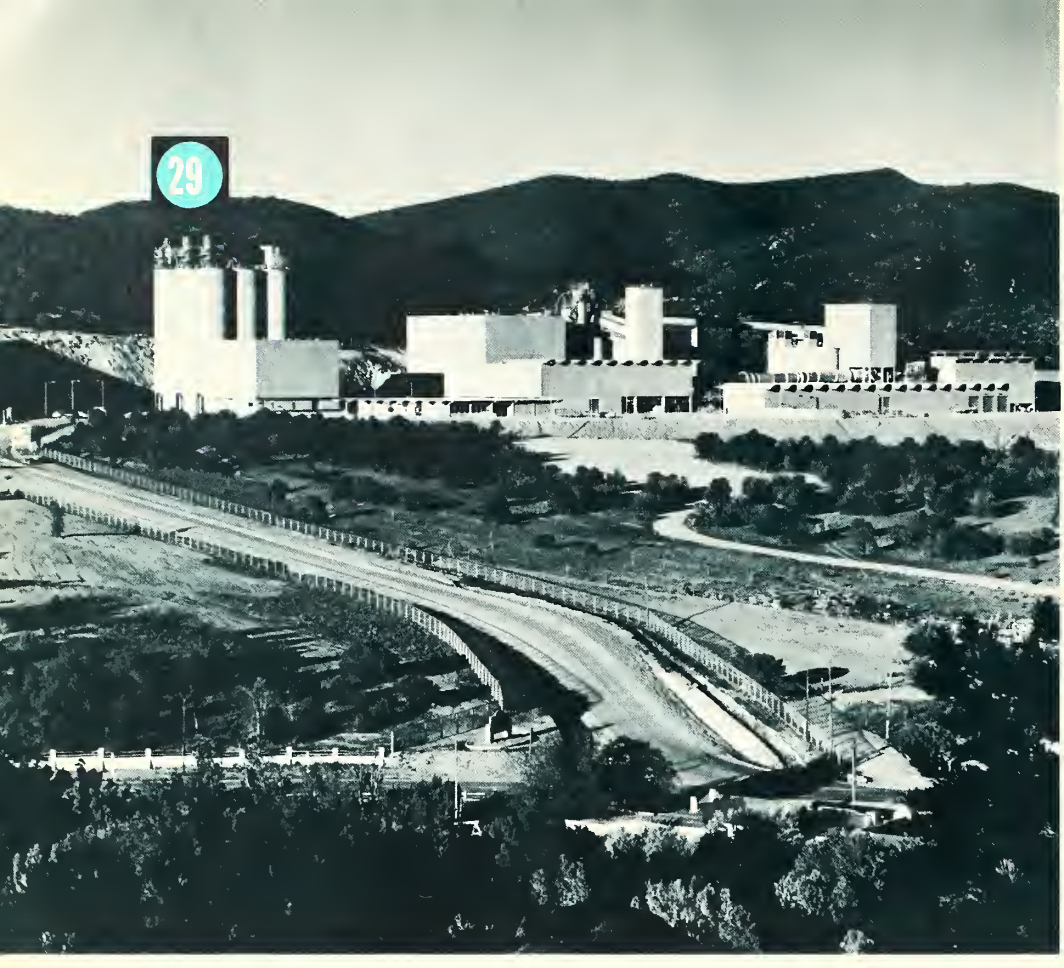
POWER: 90,000 KWH per month; 600 KVA; 100 percent increase in service entrance requirements expected within next 5 years; continuity of service critical.

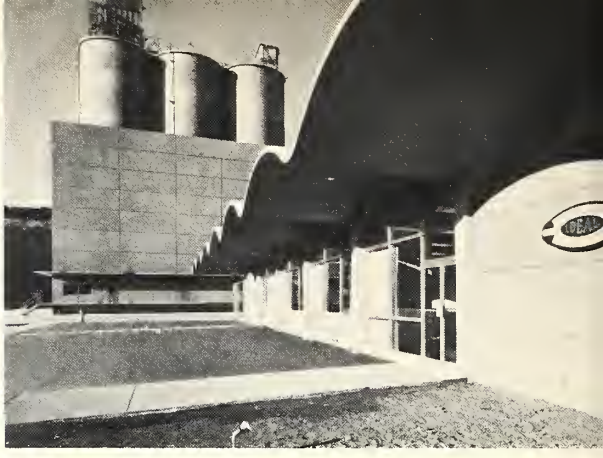
FUEL: Oil.

WASTE: Very little; hauled away; sewage disposed of through plant's septic tank.

SUMMARY







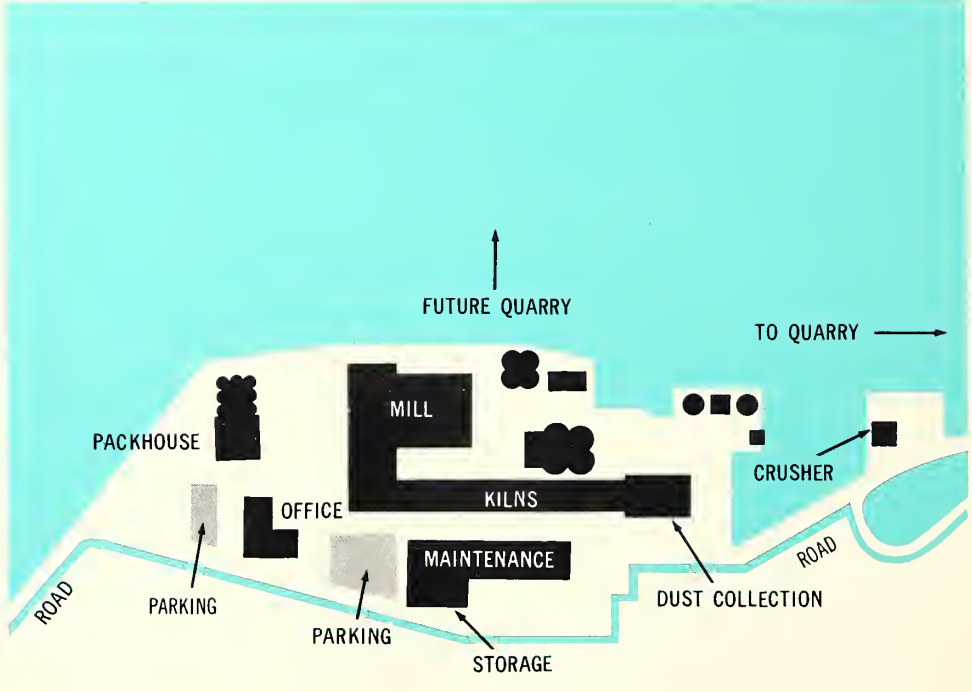
Site
119 Acres

Plant
110,000 Sq. ft.

Land-to-building ratio
51 to 1

No. employees per acre
0.8

No. sq. ft. of bldg. per employee
110



Portland cement

IDEAL CEMENT COMPANY

LOCATION: Tijeras Canyon, in rural Tijeras, New Mexico, approximately 15 miles from Albuquerque, New Mexico.

PLANT: Built in 1959; branch plant; owned by company; 110,000 sq. ft. floor area, including 12,000 sq. ft. occupied by administrative offices; 4 stories, 22 by 55 ft. bays and ceiling clearance of from 9 to 56 ft. in manufacturing area; 1 story, 18 by 24 ft. bays, and a ceiling clearance of 9 ft. in office area. Extensive use was made of architectural concrete, such as exposed aggregate panels and barrel-shaped roofs, during construction.

ZONING: Site unzoned; surrounding area is open country. Since plant operations cause dust and noises, extensive use is made of dust collectors throughout the plant. Special vibration mounts and heavy foundations used to dampen vibration and noise.

WHY COMMUNITY WAS SELECTED: Raw materials, markets, labor, and proximity to suppliers and sub-contractors.

WHY SITE WAS SELECTED: Location of raw materials; property available.

OFF-STREET PARKING: 60 spaces for employees; 10 for visitors.

TRANSPORTATION FACILITIES: 5 off-street truck docks (accommodate 5 trucks); all inbound and outbound commodities delivered by truck.

LABOR: 100 employees in 1960 (98 male; 2 female); 70 production workers (40 skilled; 30 unskilled); 3 shifts; 22 salaried supervisory employees; 8 non-supervisory employees (e. g. clerks, cafeteria workers).

RAW MATERIALS: Limestone.

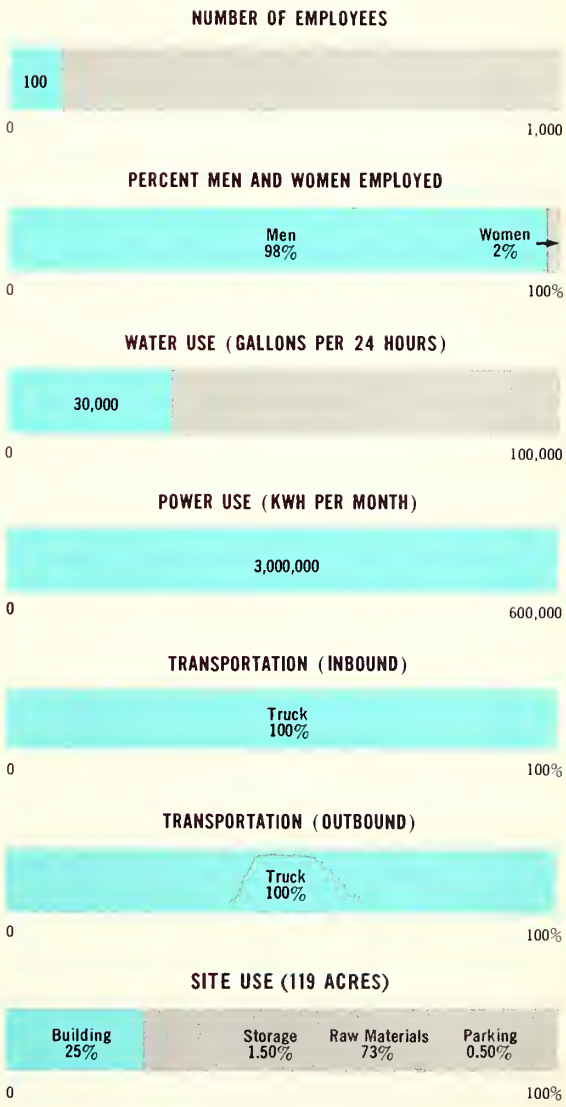
WATER: 30,000 gals. (suitable for drinking) at 40 PSI required during 24 hr. period; obtained from plant's wells.

POWER: 3,000,000 KWH per month; 7,500/9,250 KVA; continuity of service critical.

FUEL: 99 percent gas; 1 percent oil; standby fuel: 1 percent oil.

WASTE: Little or no waste; disposal: incineration; sewage: to plant's septic tank.

SUMMARY



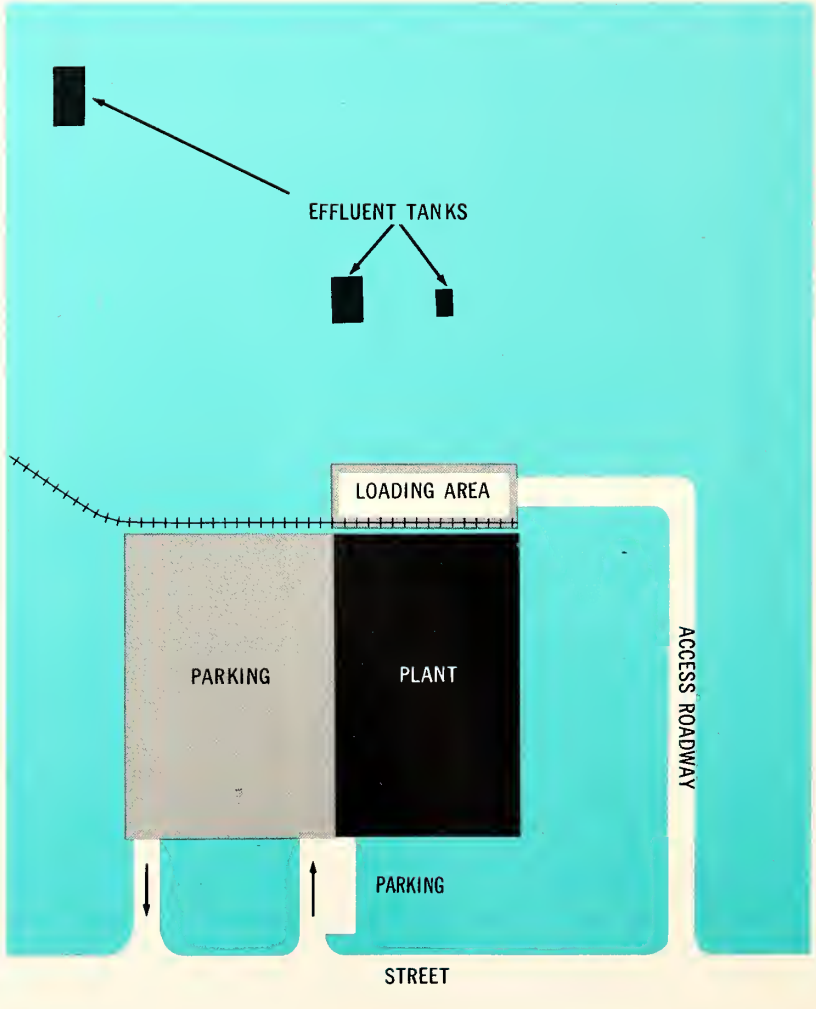
Site
30 Acres

Plant
102,000 Sq. ft.

Land-to-building ratio
12 to 1

No. employees per acre
16

No. sq. ft. of bldg. per employee
210



Spring clocks, watches, electric alarm and time pieces and industrial timers

INGRAHAM COMPANY

LOCATION: Rural Laurinburg, about 60 miles southeast of Charlotte, North Carolina.

PLANT: Built in 1954; branch plant; 102,000 sq. ft. floor area on a single floor, including 3,546 sq. ft. occupied by administrative offices; 20 by 40 ft. bays and a ceiling clearance of 14 ft. in manufacturing area; entire office area is open with a 10 ft. ceiling clearance, constructed of salmon brick with turquoise trim; land surrounding plant, graded and landscaped.

ZONING: Site zoned industrial when selected; surrounding country partly developed industrially and residentially. Building setback 150 ft. from front curb, 400 ft. from side, and 600 ft. from rear property line. In order to combat objectionable factors caused by manufacturing process, a cyclone dust collector and effluent treating facilities have been installed to lessen the effects of dust and a plating effluent.

WHY COMMUNITY WAS SELECTED: Labor; proximity to suppliers and sub-contractors; proximity to markets. Special consideration shown to plant regarding: railroad spurs, roads, water, and storm and sanitary sewers.

WHY SITE WAS SELECTED: Proper zoning; transportation facilities; proximity to airport; sites fully serviced; good sub-soil; good flood history; prevailing winds.

OFF-STREET PARKING: 332 spaces for employees; 12 spaces for visitors.

TRANSPORTATION FACILITIES: One 200 ft. rail siding; 1 truck dock (accommodates 10 trucks); 40 miles to airport; 85 percent inbound and outbound commodities delivered by truck; 10 percent by rail; 5 percent by air.

LABOR: 485 employees in 1960 (100 male; 385 female); 457 production workers up through the foreman level (437 skilled; 20 unskilled); 1 shift; 18 salaried, supervisory employees; 10 non-supervisory employees.

RAW MATERIALS: Sheet steel.

SEMI-MANUFACTURED MATERIALS: Plastics, stampings, and screw machine parts.

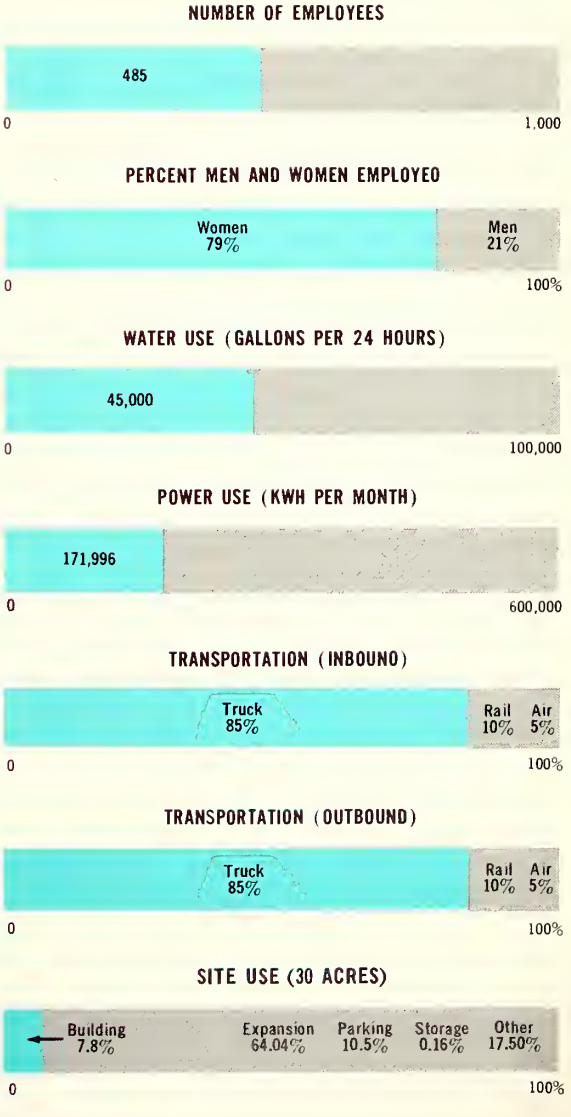
WATER: 45,000 gals. (potable) at 80 PSI required during 24 hr. period; obtained from city system.

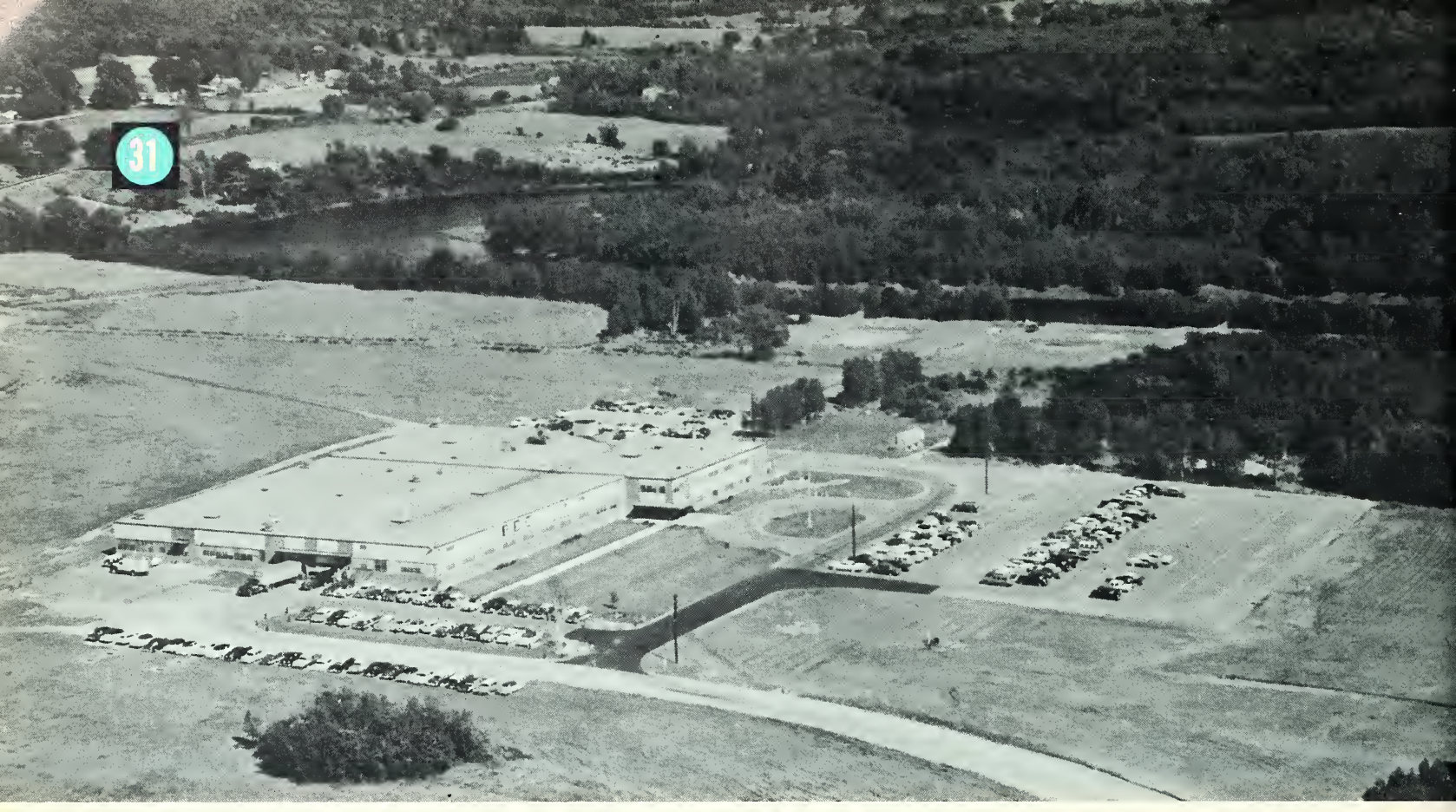
POWER: 171,996 KWH per month; 1,000 KVA; continuity of service critical.

FUEL: Oil 50 percent; Gas 50 percent.

WASTE: A great deal; disposal: hauled away, settling basin, discharged into stream, sent to waste treatment plant thence discharged; sewage: to plant's septic tank.

SUMMARY





Site

220 Acres

Plant

72,000 Sq. ft.

Land-to-building ratio

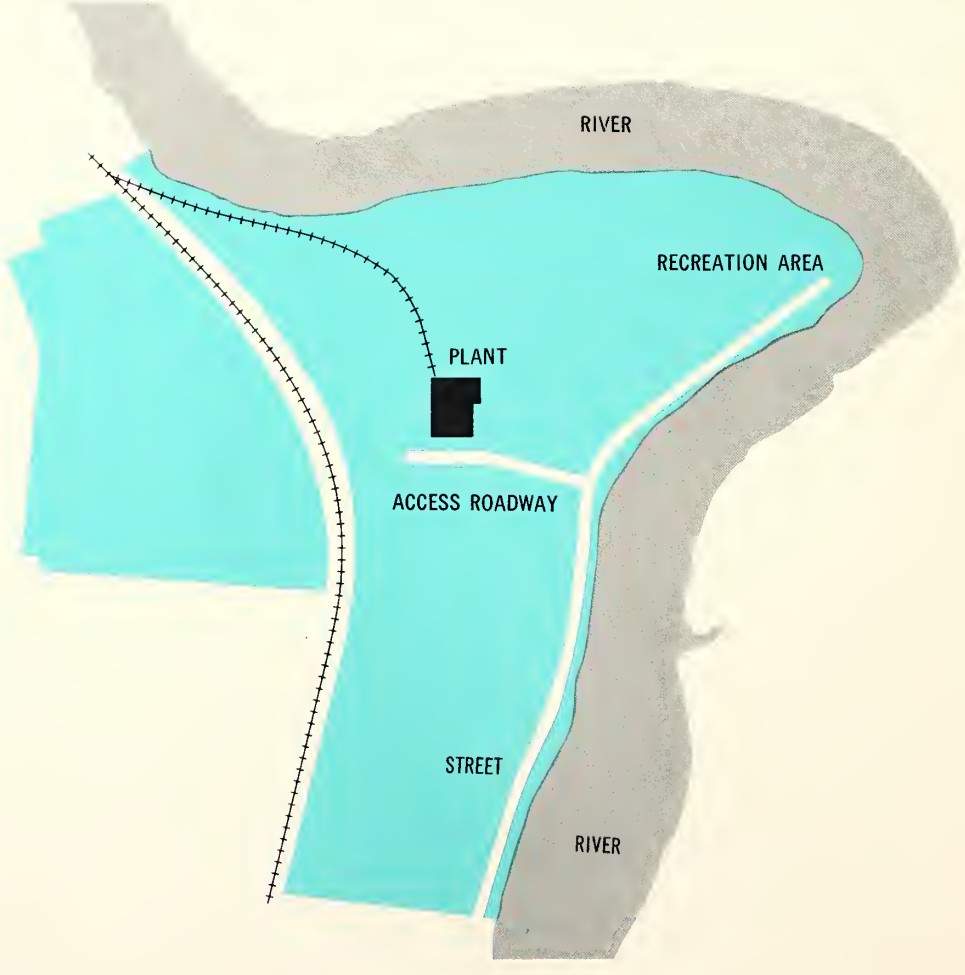
149 to 1

No. employees per acre

2

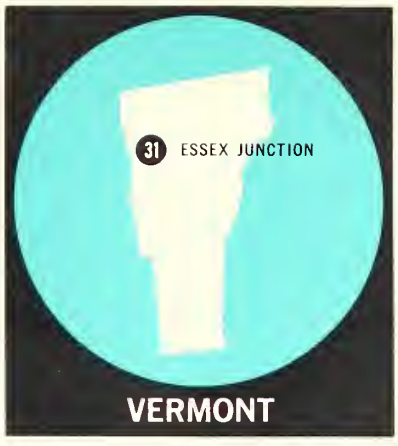
No. sq. ft. of bldg. per employee

160



Data collection systems and components for electronic data and business machines

INTERNATIONAL BUSINESS MACHINES



LOCATION Chittenden County Industrial Park, Essex Junction, near Burlington, Vermont.

PLANT Built in 1956; principal plant; owned by company; 72,000 sq. ft. total floor area, 16,000 ft. of which is used for administrative offices; 1 story in the manufacturing area which has bays of 40 by 50 ft. and a ceiling clearance of 16 ft.; 2 stories in office area which have bays of 20 by 30 ft. and a ceiling clearance of 8 ft. 6 in. Material decor complemented by attractive landscaping.

ZONING Site not zoned; surrounding area is open country; no objectionable processes.

WHY COMMUNITY WAS SELECTED Labor, markets; cooperation by municipality and utility groups in making available roads, railroad spurs, water, and power lines. These costs were incorporated in the lease arrangements prior to purchase.

WHY SITE WAS SELECTED Sites fully serviced, proximity to airport, initial facility available for early occupancy.

OFF-STREET PARKING 350 spaces for employees; 20 for visitors.

TRANSPORTATION FACILITIES 2 off-street truck docks; one rail siding; 2½ miles to municipal airport.

LABOR 450 employees in 1960 (375 male: 75 female).

RAW MATERIALS Rolled steel, plastics & precious metals.

SEMI-MANUFACTURED MATERIALS Same as above.

WATER 265,000 gals. (potable) per day; 80–90 lb. (static) pressure; obtained from city system.

POWER 200,000 KWH per month; 1,000 KVA; 25 percent increase in service entrance capacity expected; continuity of service critical.

FUEL Oil.

WASTE Very little; disposal; settling basin, discharged into stream, to waste-treatment plant thence discharge; sewage: to plant's septic tank.

REMARKS The Greater Burlington Industrial Corporation, through its nonprofit organization, Cynosure, Incorporated, planned and constructed an economical manufacturing plant of approximately 42,000 square feet. The facility was subsequently expanded to approximately 72,000 square feet. The enthusiasm and thoroughness of the civic organizations sponsoring the project interested IBM to lease and later purchase the building and the 120 acres for future possible expansion.

SUMMARY

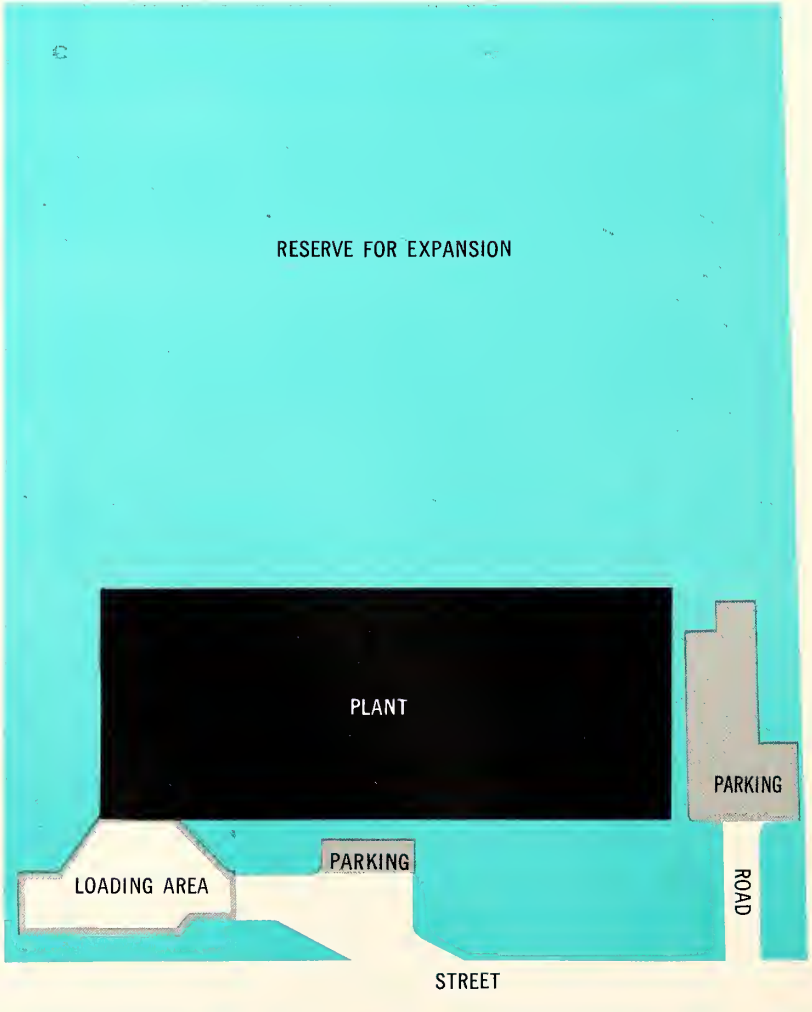
Site
6 Acres

Plant
40,000 Sq. ft.

Land-to-building ratio
5 to 1

No. employees per acre
12

No. sq. ft. of bldg. per employee
548



Flexible packaging wraps and bags of cellophane, waxed and laminated papers, foils, polyethylene

KEHR PRODUCTS COMPANY

SUMMARY

LOCATION: About 5 miles north of the corporate limits of Philadelphia, Pa.

PLANT: Built in 1959; principal plant; 40,000 sq. ft. floor area on a single floor; including 3,000 sq. ft. occupied by administrative offices; 30 by 20 ft. bays and a ceiling clearance of 15 ft. in manufacturing area; 30 by 20 ft. bays and a "hung ceiling" clearance of 9 ft. in office area. Liberal landscaping and an attractive facade were employed to enhance neighborhood; 25 ft. of woods left behind plant to provide a screen for houses in the rear of plant.

ZONING: Site zoned industrial when selected; area surrounding plant is zoned both industrial and residential and is partly developed both industrially and residentially. Building setback 70 ft. from front curb, 50 ft. from side, and 315 ft. from rear property line. Entire plant air conditioned, thus plant can remain closed and noises cannot emanate from it.

WHY COMMUNITY WAS SELECTED: Markets, raw materials, proximity to suppliers and sub-contractors, labor.

WHY SITE WAS SELECTED: Site fully serviced, good sub-soil conditions, good flood history, proper zoning, transportation facilities, adequate distance from probable effects of enemy aerial attack, proximity to airport, prevailing winds.

OFF-STREET PARKING: 45 spaces for employees; 6 for visitors.

TRANSPORTATION FACILITIES: 3 off-street truck docks (accommodate 3 trucks); 97 percent of all inbound and outbound commodities delivered by truck.

LABOR: 73 employees in 1960 (49 male; 24 female); 54 production workers; 9 salaried, executive employees; 1 engineering professional; 8 non-supervisory employees (e. g. office clerks).

RAW MATERIALS: Paper, cellophane, aluminum foil.

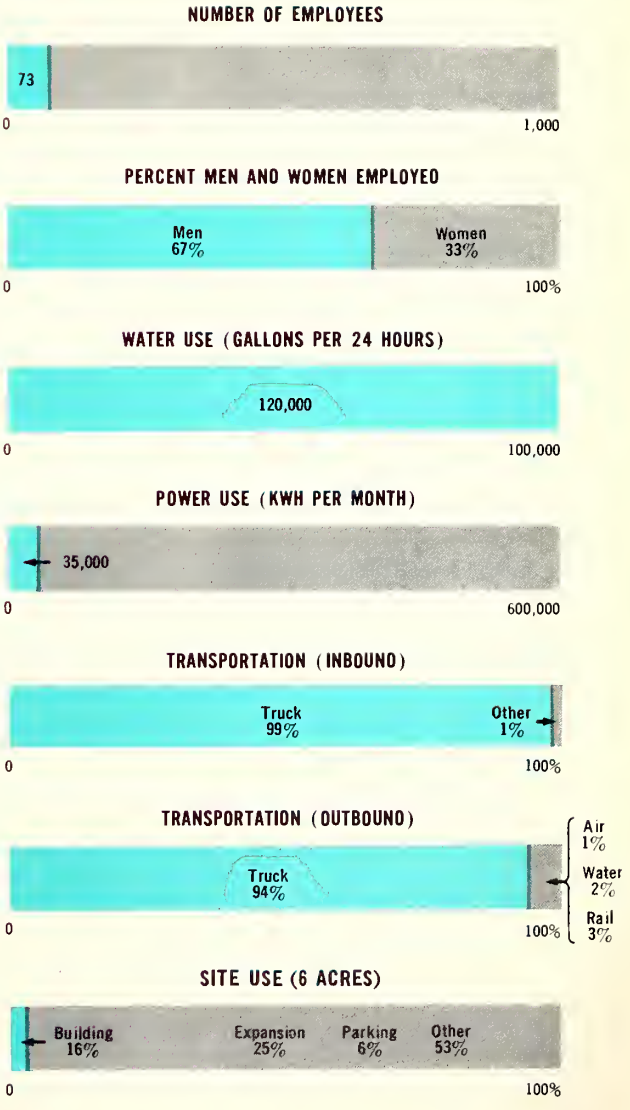
SEMI-MANUFACTURED MATERIALS: Inks, adhesives.

WATER: 120,000 gals. (potable) at 50 PSI per 24 hr. period; obtained from plant's wells.

POWER: 35,000 KWH per month; 500 KVA; continuity of service critical.

FUEL: Gas.

WASTE: Moderate amount; hauled away; sewage: to city system.



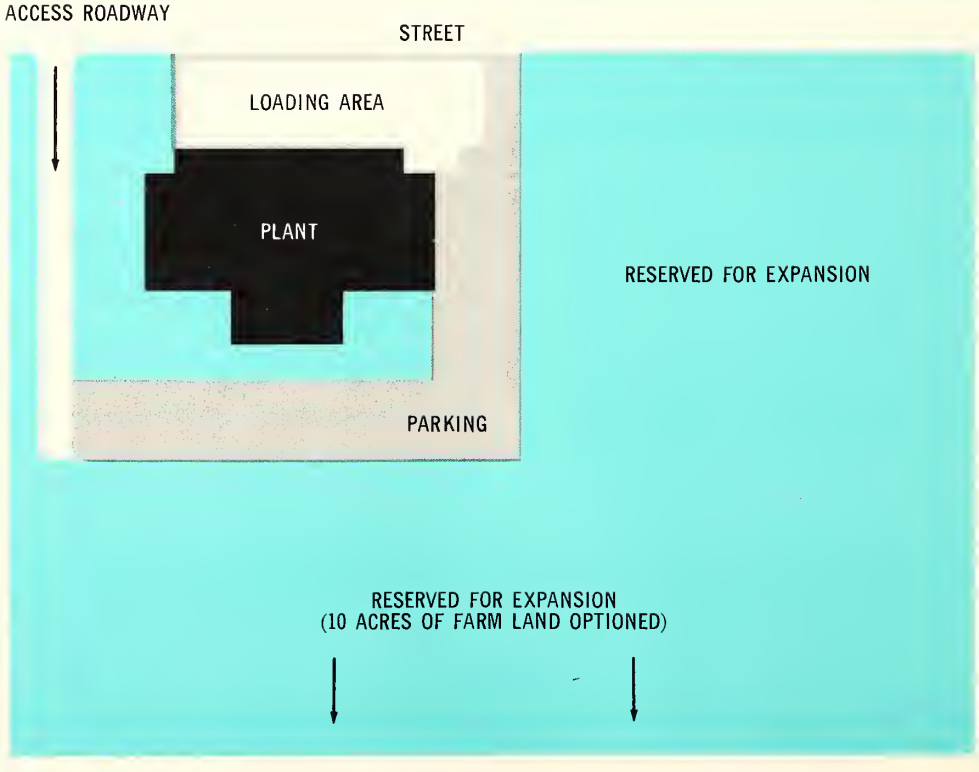
Site
13 Acres

Plant
15,000 Sq. ft.

Land-to-building ratio
36 to 1

No. employees per acre
2

No. sq. ft. of bldg. per employee
600



Wire products, mattress and furniture springs and assemblies

KENYON MANUFACTURING COMPANY

LOCATION Kenyon Development Company Industrial Park, Kenyon, Minnesota.

PLANT Built in 1959; branch plant; leased by company; 15,000 sq. ft. floor area on a single floor, including 1,000 sq. ft. occupied by administrative offices; 50 by 50 ft. bays and a ceiling clearance of 10 ft. in manufacturing area; 10 ft. ceiling clearance in office area. Color, landscape, and design used in construction to enhance the appearance of plant.

ZONING Site unzoned when selected; zoned industrial to satisfy plant requirements; surrounding area is open country; building setback 40 ft. from front curb, 40 ft. from side line, and 100 ft. from rear property line.

WHY COMMUNITY WAS SELECTED Labor proximity to suppliers and sub-contractors; markets; raw materials; cooperative spirit of town in raising $100,000 through stocks to enable the erection of building. Special consideration was also shown regarding roads and taxes.

WHY SITE WAS SELECTED Room for expansion; close to city center; convenient for employees.

OFF STREET PARKING 50 spaces for employees; 10 for visitors.

TRANSPORTATION FACILITIES 1 off-street truck dock (accommodates 10 trucks); all inbound and outbound commodities delivered by truck.

LABOR 25 employees in 1960 (5 male; 20 female); 24 production workers (2 skilled; 22 unskilled); 1 shift; 1 executive employee.

RAW MATERIALS None.

SEMI-MANUFACTURED MATERIALS Wood parts, steel wire.

WATER Nominal amount required; obtained from city system.

POWER 3,500 KWH per month; continuity of service important; 25 percent increase in service entrance requirements expected.

WASTE Very little; hauled away; sewage: to city system.

REMARKS In order to finance the project, the Kenyon Development Corporation raised one-half the required amount by selling a $1,000 stock certificate to each of 50 business establishments. The group also inaugurated a program called "share-a-year" whereby the employees of various businesses pledged one dollar per week to the Corporation for a period of three years. As their account reached the price of a stock certificate, they were issued to them.

SUMMARY

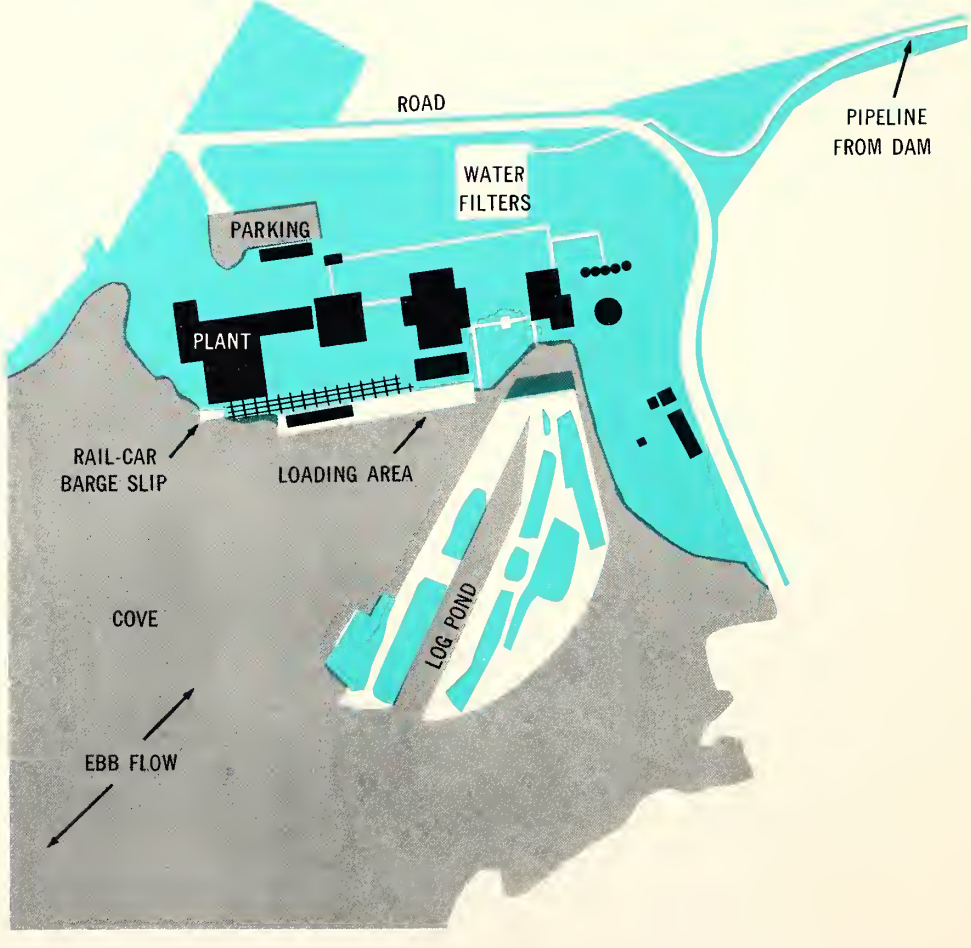
Site
70 Acres

Plant
650,000 Sq. ft.

Land-to-building ratio
4 to 1

No. employees per acre
7

No. sq. ft. of bldg. per employee
1,340



Dissolving wood pulp

KETCHIKAN PULP COMPANY

LOCATION: Ward Cove, about 7 miles from Ketchikan, in southeastern Alaska.

PLANT: Completed in May, 1954; jointly owned and operated by Puget Sound Pulp and Timber Co. and American Viscose Corporation; 650,000 sq. ft. floor area, 25,000 sq. ft. of which are used for offices. 9 stories in manufacturing area with a bay size of 20 by 20 ft. and a ceiling clearance of from 10 to 30 ft.; 2 stories in office area with a bay size of 16 by 16 ft. and a ceiling clearance of 10 ft.; brick, steel, and concrete construction with landscaping at the office building.

ZONING: Unzoned; area around plant is partly developed both residentially and industrially; objectionable emission of smoke lessened by high recovery of chemicals from boiler flue gasses.

WHY COMMUNITY WAS SELECTED: Availability of raw materials; 50 percent "State Industrial Incentive" until 1964.

WHY SITE WAS SELECTED: Fresh water supply and salt water shipping.

OFF STREET PARKING: Over 300 spaces for employees; 100 spaces for visitors.

TRANSPORTATION FACILITIES: No railroads in S.E. Alaska; no line haul trucks in Ketchikan; ship and rail car barges; three airlines; inbound and outbound deliveries by car barge.

LABOR: 485 employees in 1960 (465 male; 20 female); 400 production workers up through foreman level (105 skilled, 295 semi-skilled, 50 unskilled); 3 shifts; 40 salaried executive employees; 15 salaried engineering professionals; 30 non-supervisory and clerical employees.

RAW MATERIALS: Pulp wood, liquid chlorine, sulphur, magnesium oxide, defoamer agents, water treatment chemicals, aluminum sulphate.

SEMI-MANUFACTURED MATERIAL: Tie wire, Kraft wrapper.

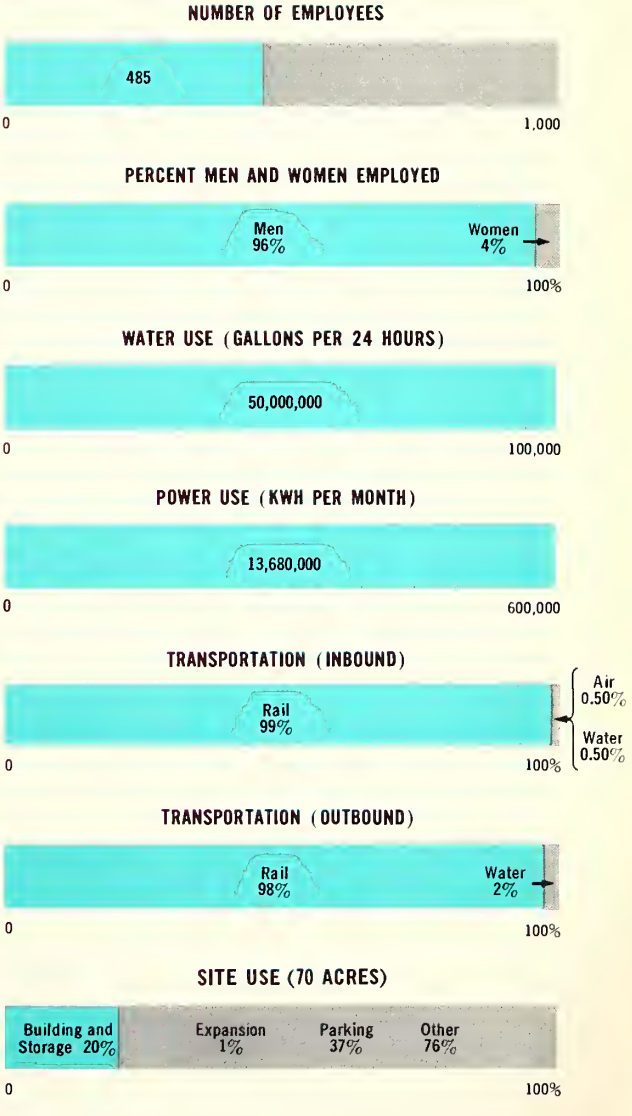
WATER: 50 million gals. (low color, pure water) per 24 hr. period; obtained from the plant's dam.

POWER: 13,680,000 KWH per mo.; 25,000 KVA, company's plant; continuity of service important.

FUEL: 30 percent oil; wood waste and liquor recovery 70 percent.

WASTE: Very little; to waste-treatment plant, thence discharge in own sewage plant.

SUMMARY



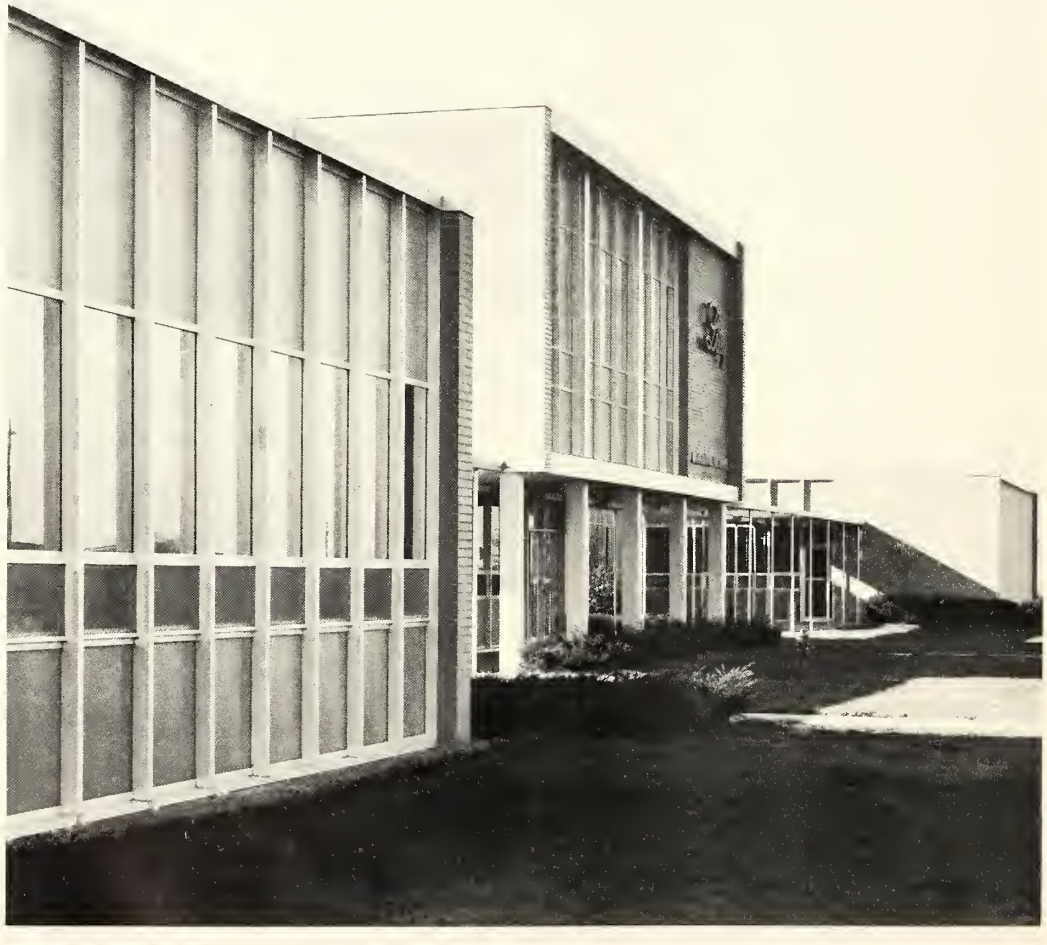
Site
600 Acres

Plant
165,000 Sq. ft.

Land-to-building ratio
157 to 1

No. employees per acre
0.4

No. sq. ft. of bldg. per employee
734



Agricultural research

ELI LILLY AND COMPANY

LOCATION In suburban Greenfield; on U. S. Route 40, about 15 miles east of Indianapolis, Indiana.

PLANT Built in 1957; branch plant; 165,208 sq. ft. floor area, including 10,000 sq. ft. occupied by administrative offices; 1 story, 20 by 20 ft. bays and a 9 ft. ceiling clearance in manufacturing area; 2 stories, 20 by 20 ft. bays and a 9 ft. ceiling clearance in office area. The modern architecture employed in the main buildings and painted concrete block used in the construction of farm buildings help to enhance the overall appearance of the plant.

ZONING Site zoned rural when selected; area surrounding plant is partly developed both residentially and industrially; building setback 1,000 ft. from front curb and 300 ft. from side property line; only objectionable aspect to process is that plant emits normal animal odors.

WHY COMMUNITY WAS SELECTED Previous holdings in area; raw materials available; proximity to suppliers and sub-contractors. Unusual cooperation was shown by the community and service companies: a 12 in. city water main was extended ½ mile from the city, a 13,800-volt, 3-phase line was built by the Public Service Company, and a gas main was extended by the city gas company.

WHY SITE WAS SELECTED Previously owned 200 acres of land for biological laboratories—additional land available.

OFF-STREET PARKING 250 spaces for employees; 20 for visitors.

TRANSPORTATION FACILITIES One 200 ft. rail siding adjacent to property line; 4 off-street truck docks (accommodate 4 trucks); 97.5 percent of all inbound and outbound commodity deliveries by truck; 2.5 percent by rail.

LABOR 225 employees in 1960 (211 male; 14 female) 200 production workers up through the foreman level (60 skilled; 140 unskilled); 1 normal shift; 3 shifts for powerhouse and watchmen; 5 salaried executive employees; 15 salaried, engineering professionals; 5 non-supervisory, clerical employees.

RAW MATERIALS Grains, corn cobs, hay.

SEMI-MANUFACTURED MATERIALS Feed, chemicals, laboratory supplies.

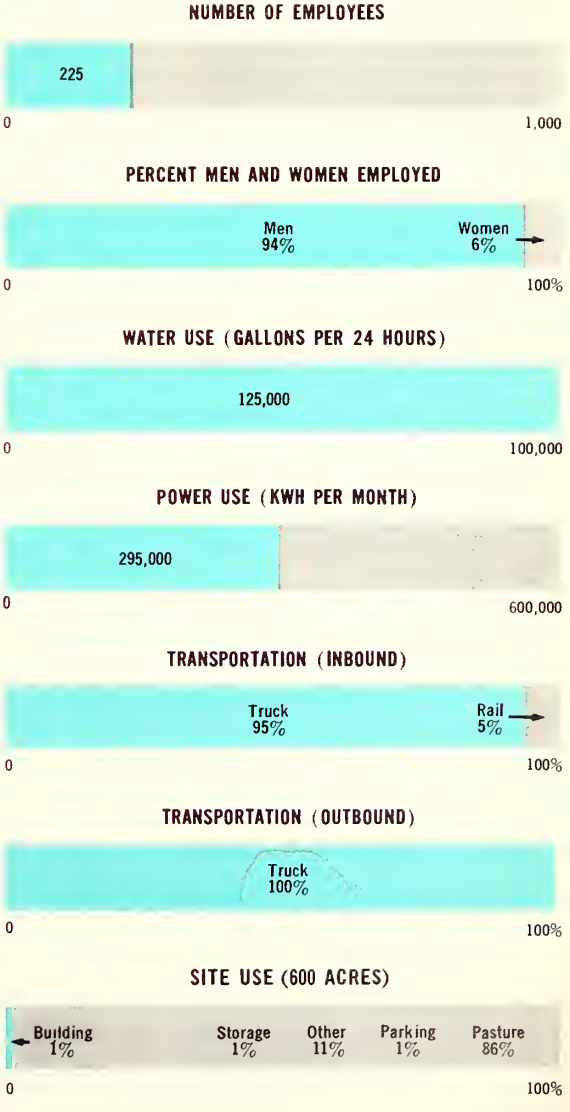
WATER 125,000 gals. per day at 60 PSI, 30,000 gals. of which must be pyrogen-free; obtained from city system and plant's wells.

POWER 295,000 KWH per month; 1-750 KVA; 1-500 KVA, 3-112½ KVA; service entrance capacity requirements expected to increase 60 percent; continuity of service important.

FUEL 80 percent gas; 20 percent oil.

WASTE: A great deal; sent to waste treatment plant thence discharged; sewage: to own sewage plant.

SUMMARY



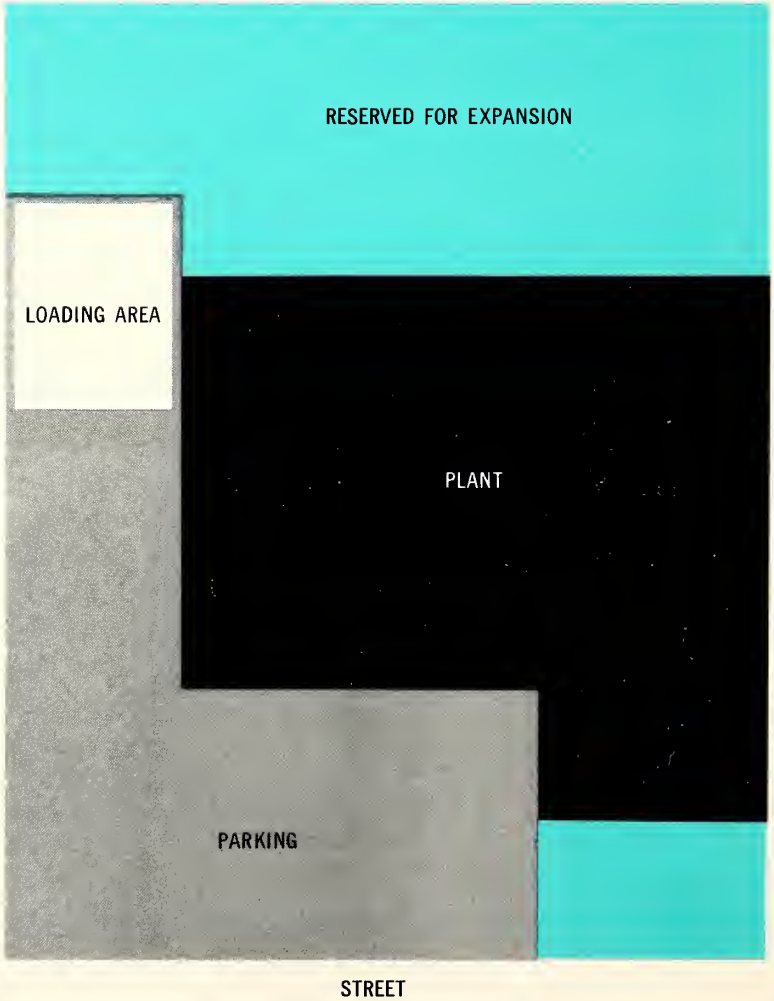
Site
3.4 Acres

Plant
75,000 Sq. ft.

Land-to-building ratio
0.9 to 1

No. employees per acre
40

No. sq. ft. of bldg. per employee
557



PAK-WELL PLANT LOCATED HERE AND SHARES COMMON WALL WITH MAIL-WELL CO.

Envelopes

MAIL-WELL ENVELOPE COMPANY

LOCATION Kellogg Industrial Park, Milwaukie, in northwestern Oregon.

PLANT. Built in 1958; principal plant; 76,280 sq. ft. floor area on a single floor, including 6,355 sq. ft. occupied by administrative offices; 55 by 22 ft. bays and a ceiling clearance of 22 ft. in manufacturing area; 22 by 124 ft. bays and a ceiling clearance of 10 ft. in office area. A brick and glass exterior on the office section and extensive landscaping enhance the appearance of the plant.

ZONING. Site zoned industrial when selected; surrounding area is partly developed industrially; building setback 75 ft. from front curb, 75 ft. from side, and 120 ft. from rear property line; no objectionable processes.

WHY COMMUNITY WAS SELECTED Markets, labor, raw materials, and proximity to suppliers and subcontractors. Special consideration was shown by local utility companies and the community by the installation of roads, water mains, storm and sanitary sewers and power lines.

WHY SITE WAS SELECTED Proper zoning; sites fully serviced, good flood history, good sub-soil conditions, transportation facilities, prevailing winds, proximity to airport, and adequate distance from probable blast effects of enemy aerial attack.

OFF-STREET PARKING 95 spaces for employees; 5 for visitors.

TRANSPORTATION FACILITIES 6 off-street truck docks (accommodate 6 trucks) no rail sidings; 94.5 percent of all inbound and outbound commodities delivered by truck.

LABOR 137 employees in 1960 (82 male; 55 female); 97 production workers (95 skilled; 2 unskilled); 2 shifts; 23 salaried, executive employees, 17 non-supervisory employees.

RAW MATERIALS: Paper, adhesives, inks, rubber, glassine, acetate.

MAJOR SEMI-MANUFACTURED MATERIALS. Cartons and boxes.

WATER. 50,000 gals. potable, required during 24 hr. period; at 125 PSI, obtained from city system.

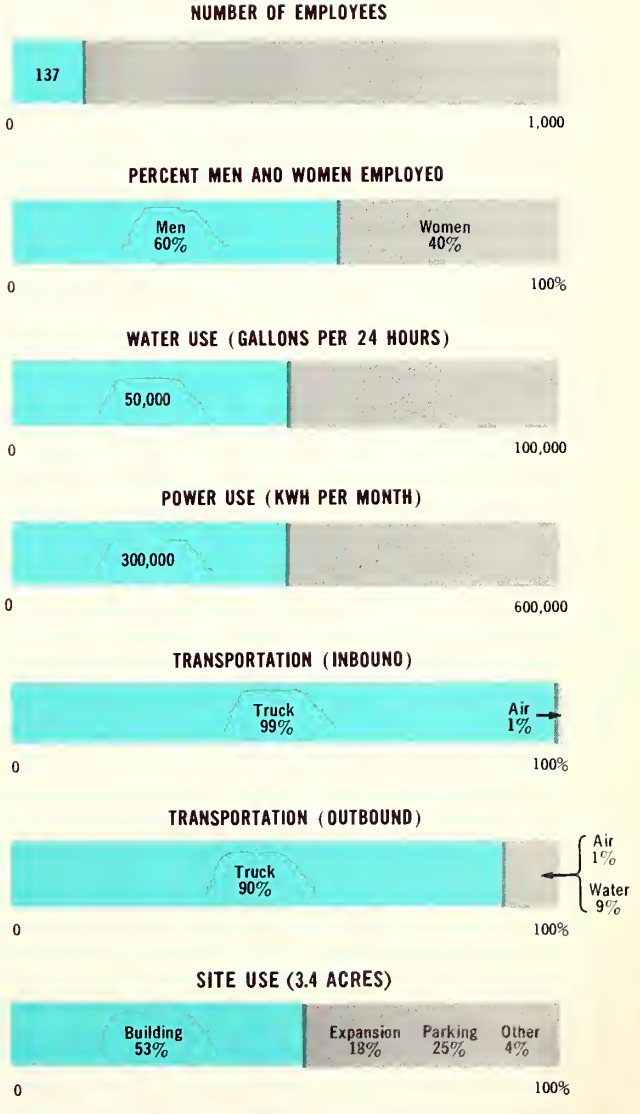
POWER: 300,000 KWH per month; 30 percent increase in service entrance requirements expected; continuity of service important.

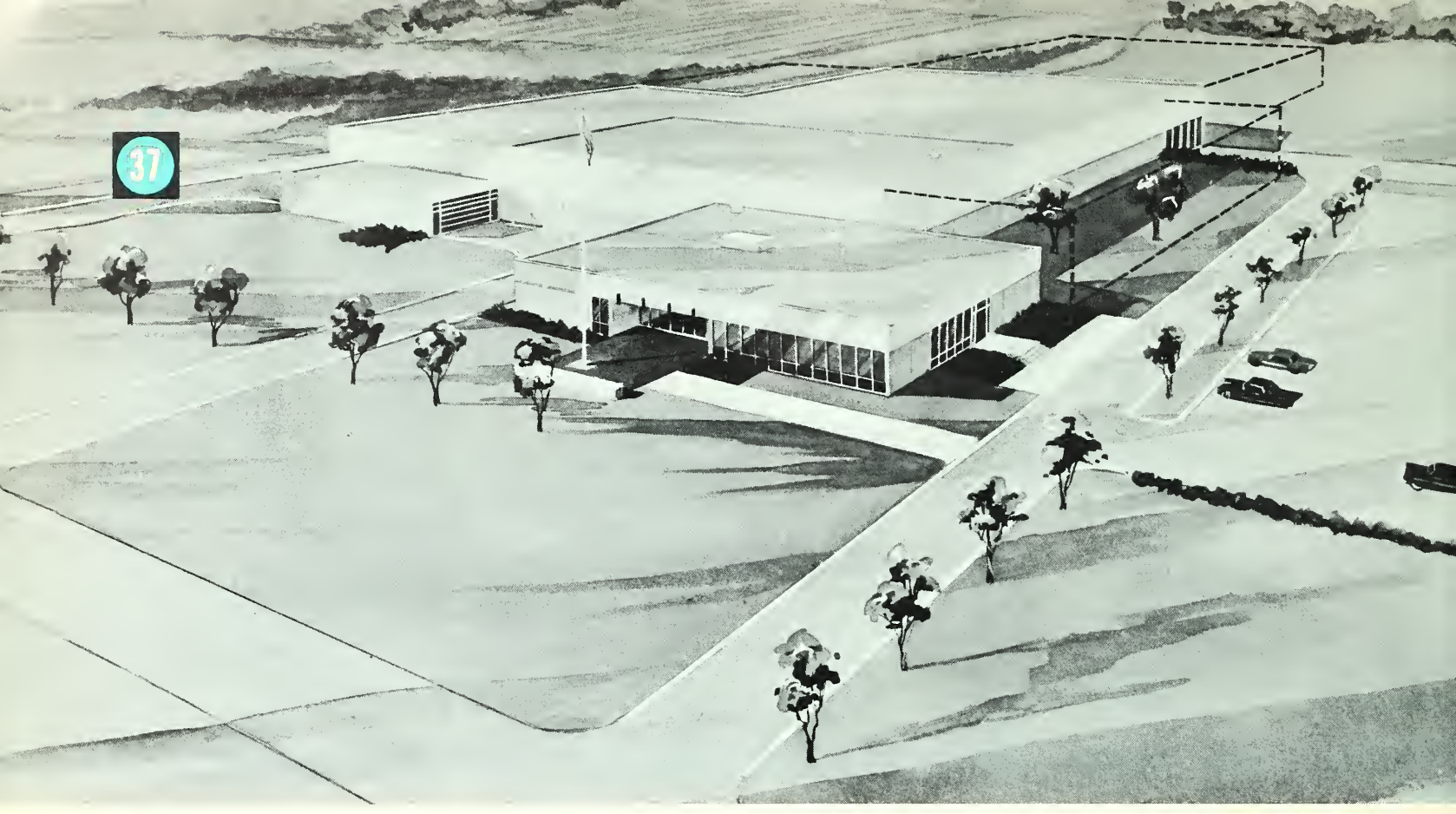
FUEL. 90 percent oil; 10 percent gas.

WASTE Very little; dumped in sewers and hauled away; sewage: to city system.

REMARKS: The company shares a common wall with Pak-Well (see site sketch). All services (heating, loading docks, cafeteria, maintenance shops, office areas, etc.) are entirely separate. Although there is a common ownership in the plants, they are operated as separate companies making their own individual sales, production and profits. Pak-Well acts as a supplier to Mail-Well to a very limited extent. Also, Mail-Well bales all of the waste paper produced in both plants.

SUMMARY





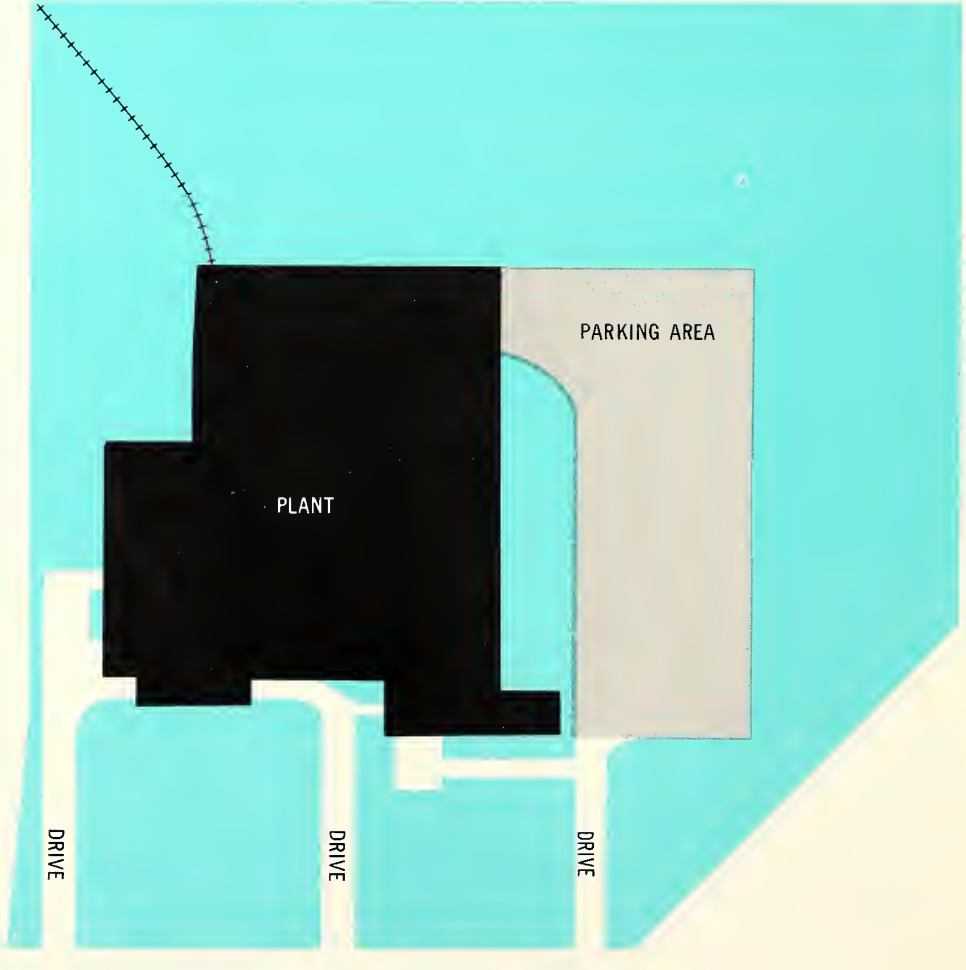
Site
16 Acres

Plant
80,000 Sq. ft.

Land-to-building ratio
8 to 1

No. employees per acre
2

No. sq. ft. of bldg. per employee
3,200



Liquid infant formula

M & R DIETETIC LABORATORIES, INC.

LOCATION Suburban Mitchell, in southeastern South Dakota.

PLANT Built in 1961; branch plant; 80,000 sq. ft. floor area on a single floor, including 9,360 sq. ft. occupied by administrative offices; 32 by 48 ft. bays and a ceiling clearance of 21 ft. in manufacturing area; 16 by 24 ft. bays and a ceiling clearance of 9 ft. in office area; concrete and aluminum panels, glass curtain walls, and landscaping were all employed during construction to enhance the appearance of the plant.

ZONING Site zoned residential and rural when selected; zoning changed to include "industrial" to satisfy plant requirements; area surrounding plant is partly developed both residentially and industrially. Building setback 150 ft. from front curb, 44 ft. from side, and 420 ft. from rear.

WHY COMMUNITY WAS SELECTED Raw materials and labor; special cooperation shown by community officials and the railroad by the installment of railroad spurs, water facilities, and storm and sanitary sewers.

WHY SITE WAS SELECTED Proper zoning, site fully serviced, transportation facilities, good flood history, good sub-soil conditions.

OFF-STREET PARKING 46 spaces for employees; 10 for visitors.

TRANSPORTATION FACILITIES one 660 ft. rail siding; 5 truck docks (accommodate 5 trucks); 65 percent of all inbound and outbound commodity deliveries by rail; 35 percent by truck.

LABOR 25 employees in 1960 (21 male; 4 female); 19 production workers up through the foreman level (14 skilled; 5 unskilled); 1 shift; 6 executive employees, 4 non-supervisory employees.

RAW MATERIALS Fluid skim milk, oils, lactose.

MAJOR SEMI-MANUFACTURED MATERIALS None.

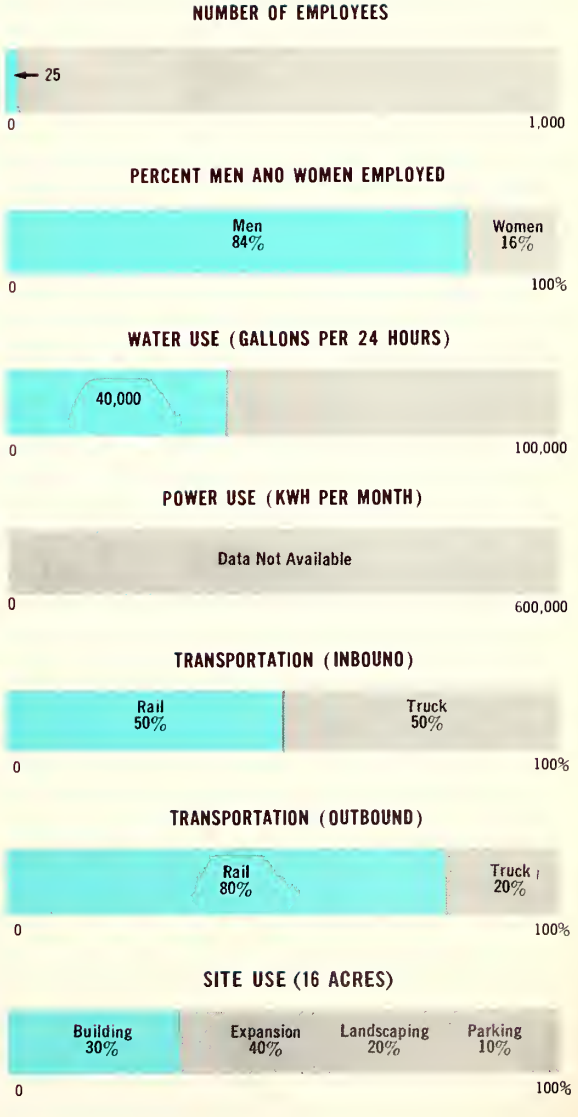
WATER 40,000 gals. (potable) at 50 to 60 PSI, required during 24 hr. period; obtained from city system.

POWER 750 KVA; continuity of service critical.

FUEL 90 percent gas; 10 percent oil.

WASTE Very little; disposal; dumped into sewers, discharged into stream; sewage: to city system.

SUMMARY



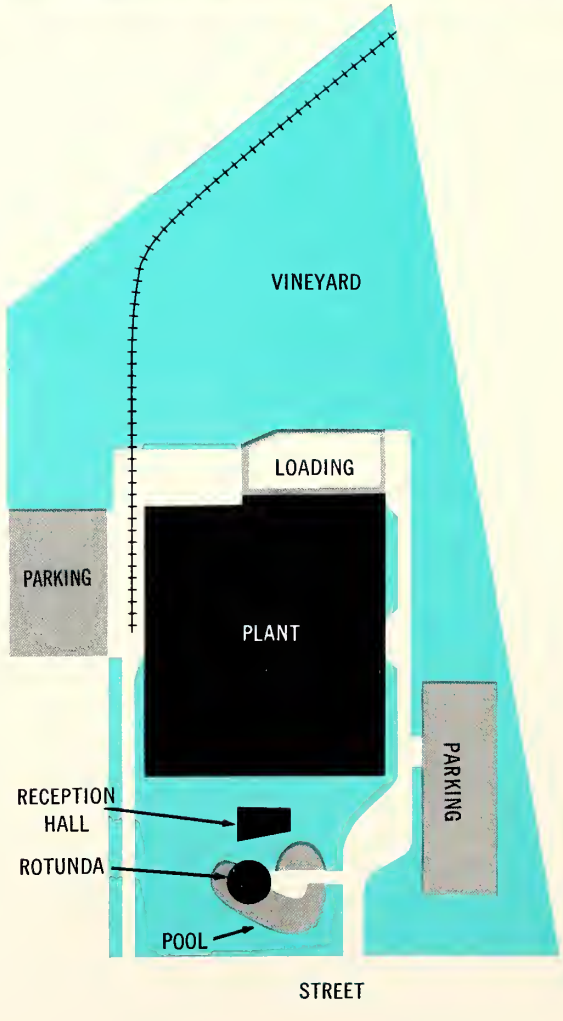
Site
17 Acres

Plant
125,000 Sq. ft.

Land-to-building ratio
5 to 1

No. employees per acre
6

No. sq. ft. of bldg. per employee
1,136



Champagne, wine, brandy

PAUL MASSON VINEYARDS

SUMMARY

LOCATION: Within the corporate limits of Saratoga, approximately 2 miles northeast of the Saratoga City Plaza, in Santa Clara Valley, California.

PLANT: Built in 1959; principal plant; leased by company; 125,000 sq. ft. floor area including 1,600 sq. ft. occupied by administrative offices; 1 story in manufacturing area which has bays of 20 by 80 ft. and ceiling clearance of from 18 to 28 ft.; 2 stories in office area which has ceiling clearances of from 18 to 28 ft.; approximately 20 percent of the total cost of construction was allocated to the visitor's building, pool, and landscaping.

ZONING: When site was selected, it was zoned rural; zoning was changed to satisfy plant requirements; area around plant is now zoned residential and is partly developed residentially. Buildings setback from front curb: rotunda, 120 ft., reception building 195 ft., main building 290 ft.; 200 ft. from side; 1,000 ft. from rear.

WHY COMMUNITY WAS SELECTED: Traditional home for the company; raw materials.

WHY SITE WAS SELECTED: Transportation facilities.

OFF-STREET PARKING: 81 spaces for employees; 90 for visitors.

TRANSPORTATION FACILITIES: One 1,250 ft. rail siding; 1 off-street truck dock (accommodates 8 trucks at a time); 25 percent of all inbound and outbound commodities delivered by rail; 74.5 percent by truck; .5 percent by air.

LABOR: 110 employees in 1960 (75 male; 35 female); 86 production workers (40 skilled; 46 unskilled); 1 shift; 7 salaried, executive employees; 2 salaried engineering professionals; 15 non-supervisory employees.

RAW MATERIALS: Wine in tank trucks and rail tankers.

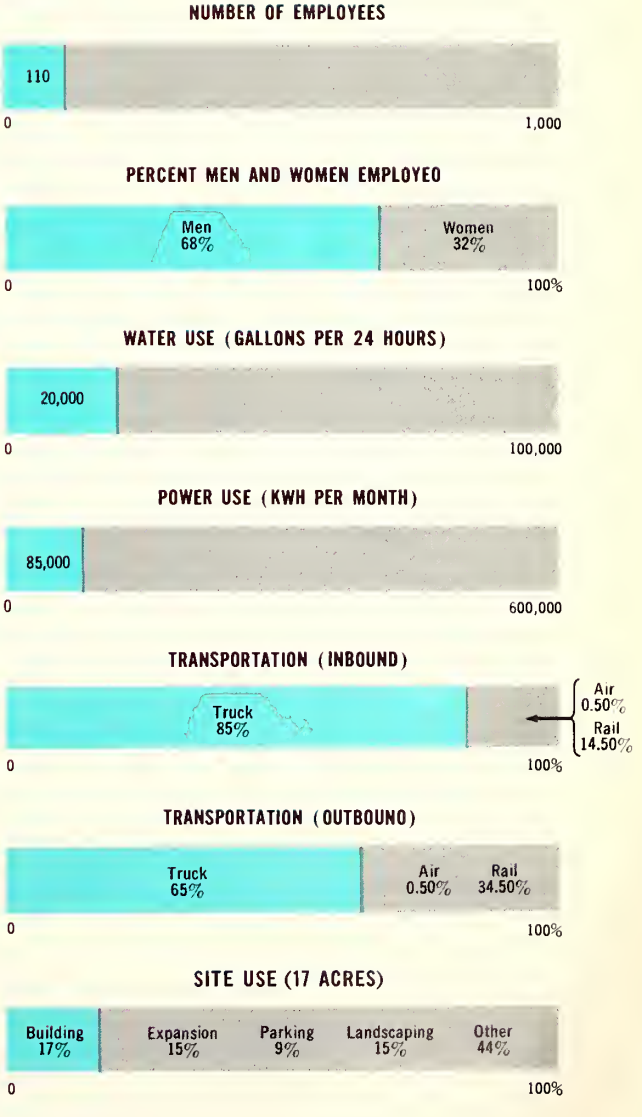
SEMI-MANUFACTURED MATERIALS: Bottles, corks, caps, labels, and corrugated boxes.

WATER: 20,000 gals. (potable) at 70 PSI required during 24 hr. period; obtained from county system.

POWER: 85,000 KWH per month; 15 KVA; continuity of service critical.

FUEL: 100 percent gas; standby: oil.

WASTE: Very little (mostly paper & corrugated boxes); hauled away; sewage: to county system.



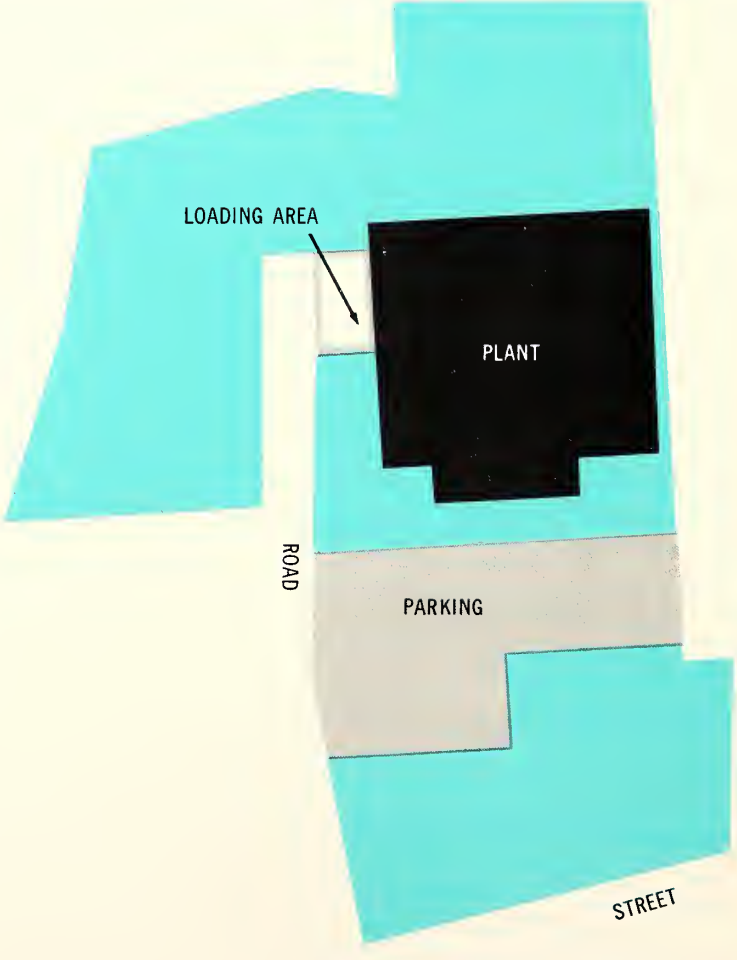
Site
15.5 Acres

Plant
110,000 Sq. ft.

Land-to-building ratio
5 to 1

No. employees per acre
19

No. sq. ft. of bldg. per employee
367



Lawn sprinklers and garden hardware

MELNOR INDUSTRIES, INC.

LOCATION Suburban Moonachie, New Jersey, about 7 miles from the George Washington Bridge to New York City.

PLANT Built in 1959; principal plant; is leased by the company; 110,000 sq. ft. floor area on a single floor, including 8,000 sq. ft. used for administrative offices; 30 by 40 ft. and 40 by 40 ft. bays in manufacturing area which has a ceiling clearance of 16 ft.; 20 by 20 ft. bays and a ceiling clearance of 11 ft. in office area; face brick and aluminum curtain walls used in construction to make the plant more attractive.

ZONING Site zoned industrial when selected; area surrounding plant partly developed residentially and industrially; building setback 520 ft. from front curb, 10 ft. from sideline, and 460 ft. from rear property line.

WHY COMMUNITY WAS SELECTED Labor proximity to suppliers and sub-contractors.

WHY SITE WAS SELECTED Transportation facilities, proper zoning.

OFF STREET PARKING 175 spaces for employees; 20 for customers.

TRANSPORTATION FACILITIES 10 off-street truck docks; (accommodate 10 trucks) all inbound and outbound commodities delivered by truck.

LABOR 300 employees in 1960 (260 male; 40 female); 250 production workers up through the foreman level (40 skilled; 210 unskilled); 1 shift; 15 salaried, executive employees; 10 salaried, engineering professionals; 25 non-supervisory employees.

RAW MATERIALS Zinc, aluminum, plastics, brass, steel.

SEMI-MANUFACTURED MATERIALS None.

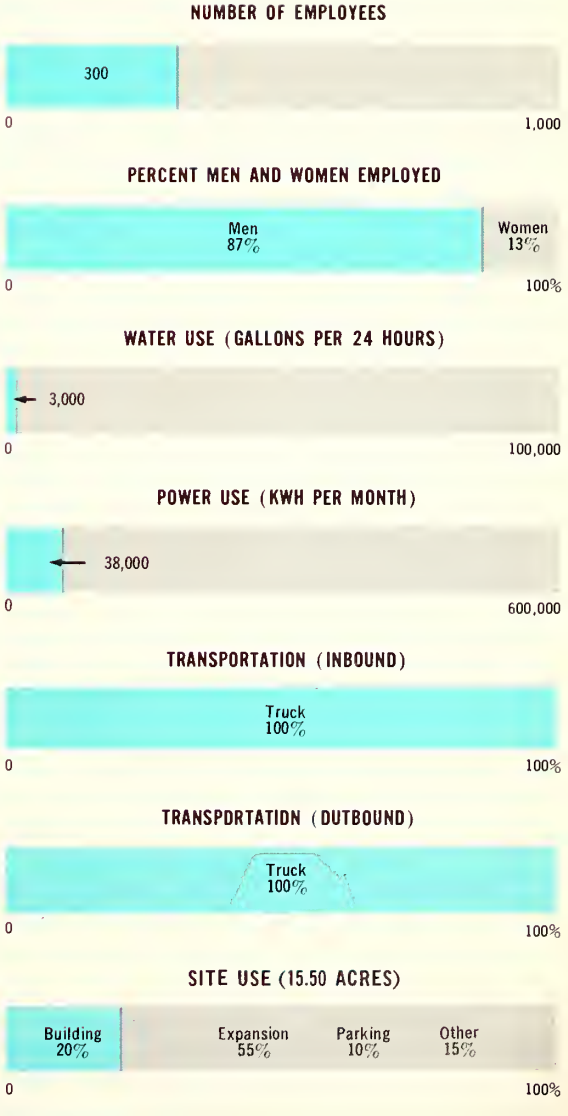
WATER 3,000 gals. (potable) at 40 PSI required per 24 hr. period; obtained from city system.

POWER 38,000 KWH; 1,000 KVA; 50 percent increase in service entrance capacity requirements expected; continuity of service important.

FUEL Gas.

WASTE Very little; hauled away; sewage: to own septic tank.

SUMMARY



Site

35 Acres

Plant

85,000 Sq. ft.

Land-to-building ratio

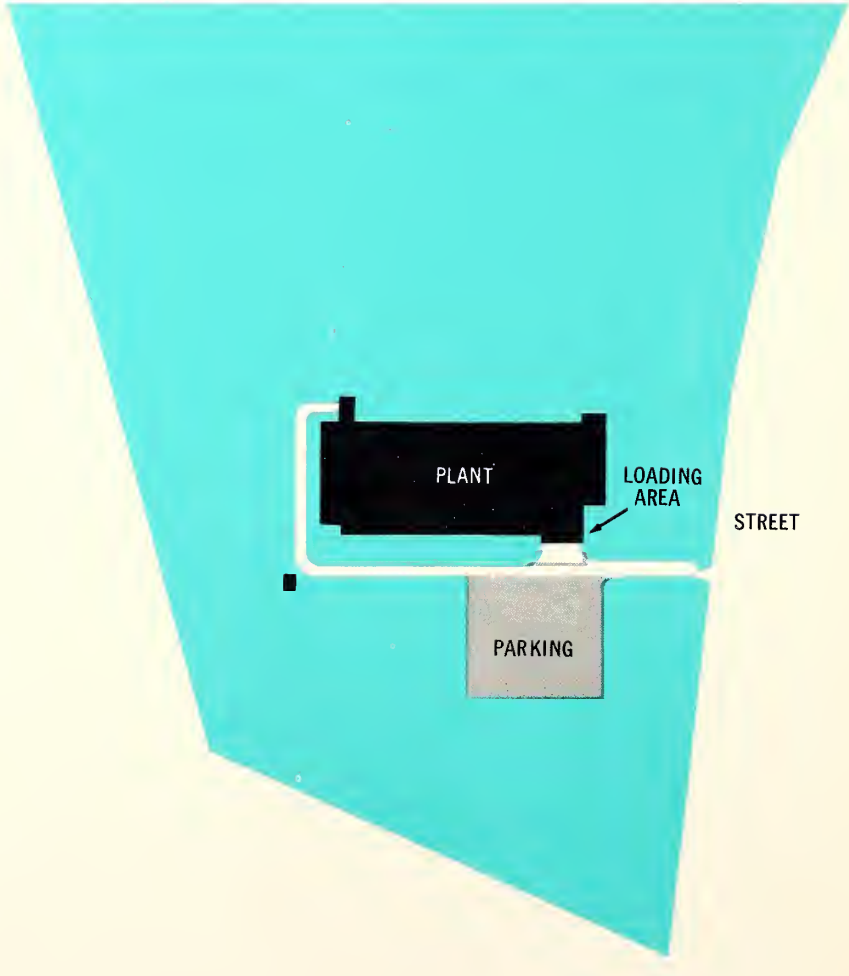
17 to 1

No. employees per acre

4

No. sq. ft. of bldg. per employee

680



Automotive wheels and automotive exhaust systems

MOTOR WHEEL CORP.

LOCATION Suburban Newark, Delaware, in the Wilmington, Delaware, labor market area.

PLANT Built in 1957; branch plant; 85,000 sq. ft. floor area on a single floor, including 6,000 sq. ft. occupied by administrative offices; 20 by 30 ft. bays and a 32 ft. ceiling clearance in the manufacturing area; 20 by 36 ft. bays and a 10 ft. ceiling clearance in the office area.

ZONING Site zoned industrial when selected; area around plant is now zoned industrial and partly developed industrially; building setback 200 ft. from front curb, 680 ft. from side, and 320 ft. from rear. Plant operations cause noises.

WHY COMMUNITY WAS SELECTED Proximity to suppliers, subcontractors, and markets.

WHY SITE WAS SELECTED Transportation facilities, proper zoning.

OFF-STREET PARKING 50 spaces for employees; 15 for visitors.

TRANSPORTATION FACILITIES One 300 ft. rail siding; 4 off-street truck docks (accommodate 4 trucks at a time); 55 percent of all inbound and outbound commodities delivered by rail; 45 percent by truck.

LABOR 125 employees in 1960 (122 male; 3 female); 110 production workers up through the foreman level (20 skilled; 90 unskilled); 2 shifts; 15 salaried, executive employees.

RAW MATERIALS Steel.

SEMI-MANUFACTURED MATERIALS None.

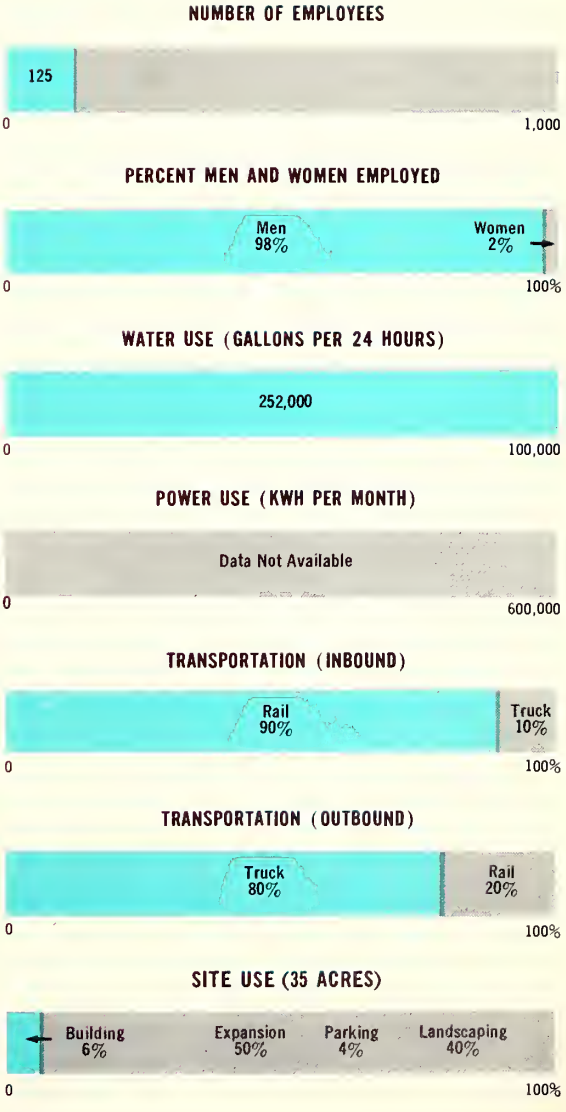
WATER: 252,000 gals. at 1,600 PSI required during 24 hr. period; obtained from county system.

POWER: KWH NA: Std. 34.4 kv metering system; continuity of service critical.

FUEL: Gas.

WASTE: Very little; disposal: to waste-treatment plant, thence discharged; sewage: to county system.

SUMMARY



Site
20 Acres

Plant
55,000 Sq. ft.

Land-to-building ratio
22 to 1

No. employees per acre
4

No. sq. ft. of bldg. per employee
733

Zinc diecastings, plastic molding, and machined castings for compressed air filters, regulators, and lubricators

C. A. NORGREN COMPANY

LOCATION Norgren Industrial Park, Littleton, Colorado.

PLANT Built in 1959; branch plant; leased by company; 55,000 sq. ft. floor area on 2 floors, including 7,500 sq. ft. occupied by administrative offices; 48 by 52 ft. bays and a ceiling clearance of 19 ft. in manufacturing area; 48 by 56 ft. bays and a ceiling clearance of 11 ft. in office area. Construction of stacked clay tile and colored glazed tile, landscaped with trees and shrubs; grounds were graded to form a 2-acre lake.

ZONING Site zoned rural when selected; zoning changed to industrial to satisfy plant requirements; area surrounding plant is partly developed both industrially and residentially; building setback 420 ft. from front curb, 156 ft. from side and 96 ft. from rear. Since plant operations cause noise, air exhaust mufflers have been installed on machines.

WHY COMMUNITY WAS SELECTED Tax situation; proximity to main plant, labor, markets; proximity to suppliers, sub-contractors and raw materials.

WHY SITE WAS SELECTED Proper zoning.

OFF-STREET PARKING 148 spaces for employees; 7 for visitors.

TRANSPORTATION FACILITIES 1 off-street truck dock (accommodates 3 trucks); all inbound and outbound commodities delivered by truck.

LABOR 75 employees in 1960 (68 male; 7 female); 50 production workers (10 skilled; 5 unskilled); 1 shift; 10 salaried, executive employees; 10 salaried engineering professionals, 5 non-supervisory employees (no data supplied on skills of 15 employees).

RAW MATERIALS Zinc.

SEMI-MANUFACTURED MATERIALS None.

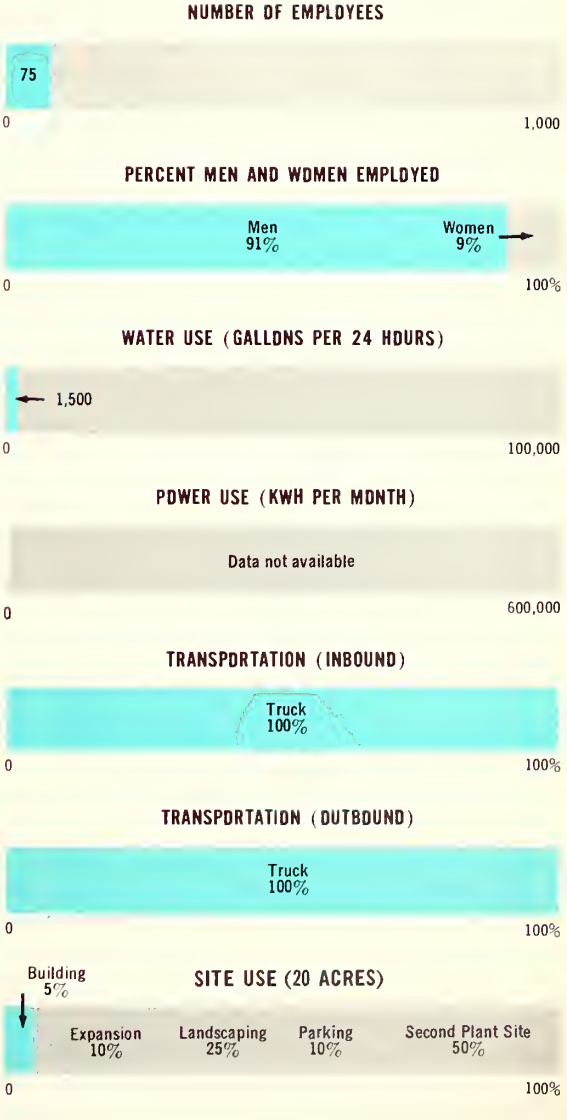
WATER 1,500 gals., at 20 lbs. pressure, required during 24-hr. period; obtained from city system and plant's wells.

POWER 1,000 KVA; continuity of service important.

FUEL 90 percent gas; 10 percent oil.

WASTE Very little; dumped in sewers; sewage: to city system.

SUMMARY



Site

85 Acres

Plant

720,000 Sq. ft.

Land-to-building ratio

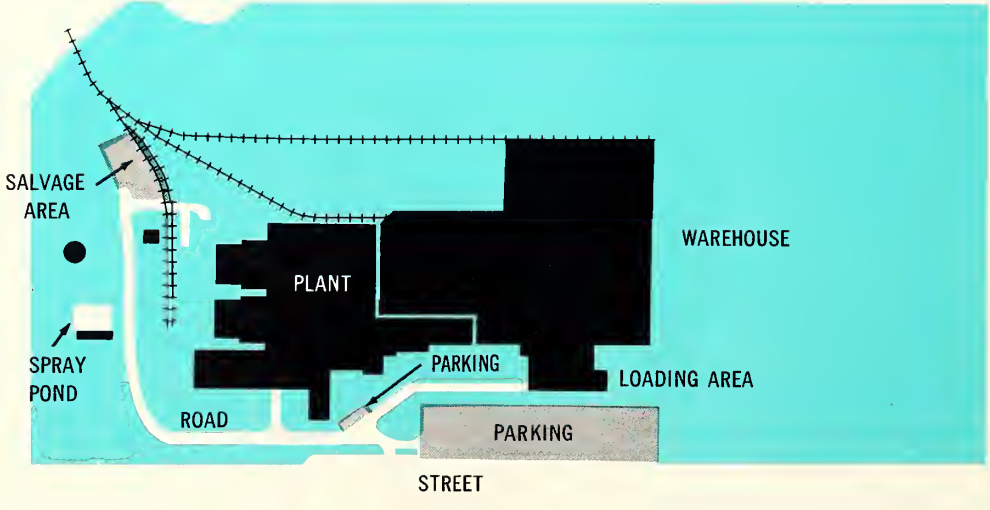
5 to 1

No. employees per acre

9

No. sq. ft. of bldg. per employee

774



Glass containers for foods, drugs, beverages and chemicals

OWENS-ILLINOIS GLASS COMPANY

LOCATION. Hapeville, suburban Atlanta, Georgia.

PLANT. Built in 1958; branch plant; owned; 720,000 sq. ft. floor area including 14,800 sq. ft. occupied by administrative offices; 2 stories; 20 by 120 ft. bays, and ceiling clearances of from 23 to 43 ft. in manufacturing area; 1 story in office area, which has bays of 20 by 60 ft. and a 9 ft. ceiling clearance. Modern design employed in office unit, which is close to the street, and in construction on shops and stores to give clean, fresh appearance.

ZONING. Site zoned industrial when selected; area around plant is zoned industrial with some residential and is partly developed industrially; no objectionable processes.

WHY COMMUNITY WAS SELECTED. Markets; proximity to suppliers and sub-contractors, labor and raw materials.

WHY SITE WAS SELECTED. Transportation facilities, site fully serviced, good sub-soil conditions, proper zoning, good flood history, prevailing winds, proximity to airport, adequate distance from probable blast effects of enemy aerial attack.

OFF-STREET PARKING. 290 spaces for employees; 15 for visitors.

TRANSPORTATION FACILITIES. 4 rail sidings totaling 4,400 linear feet; 1 off-street truck dock (accommodates 32 trucks at a time); one mile from Atlanta airport; 57.5 percent of all inbound and outbound commodities delivered by rail, 42.5 percent by truck.

LABOR. 791 employees in 1960 (449 male; 342 female); 696 production workers up through the foreman level; (217 skilled; 479 unskilled); 4 shifts (3 daily—one swing); 36 salaried executive employees; 3 salaried executive professionals; 56 non-supervisory, clerk employees.

RAW MATERIALS. Silica sand, soda ash, limestone.

SEMI-MANUFACTURED MATERIALS. Glass forming molds.

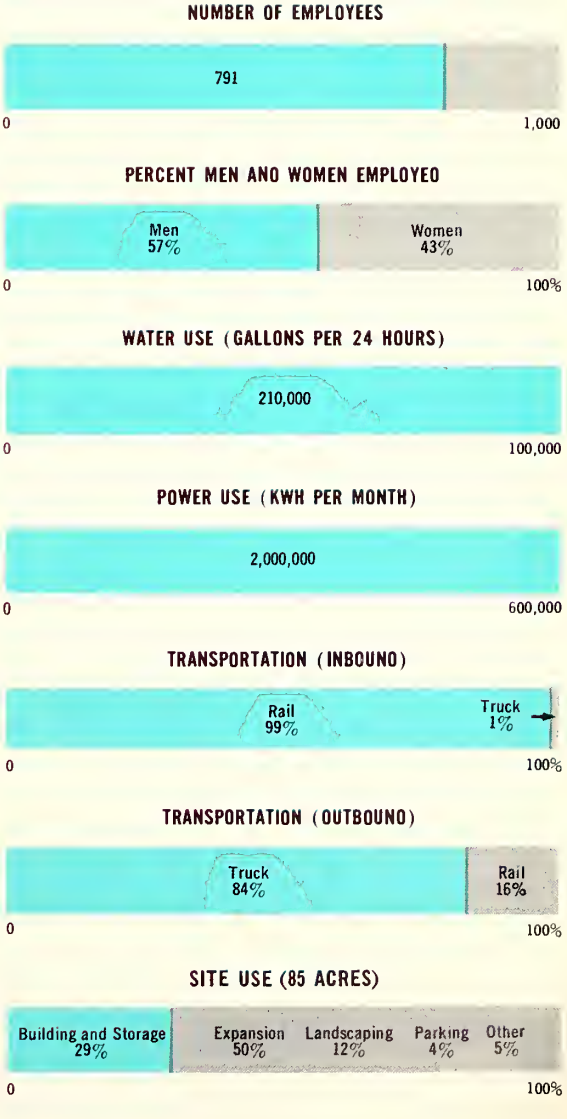
WATER. 210,000 gals. (potable) at 50 to 60 PSI required during 24-hr. period; obtained from city system.

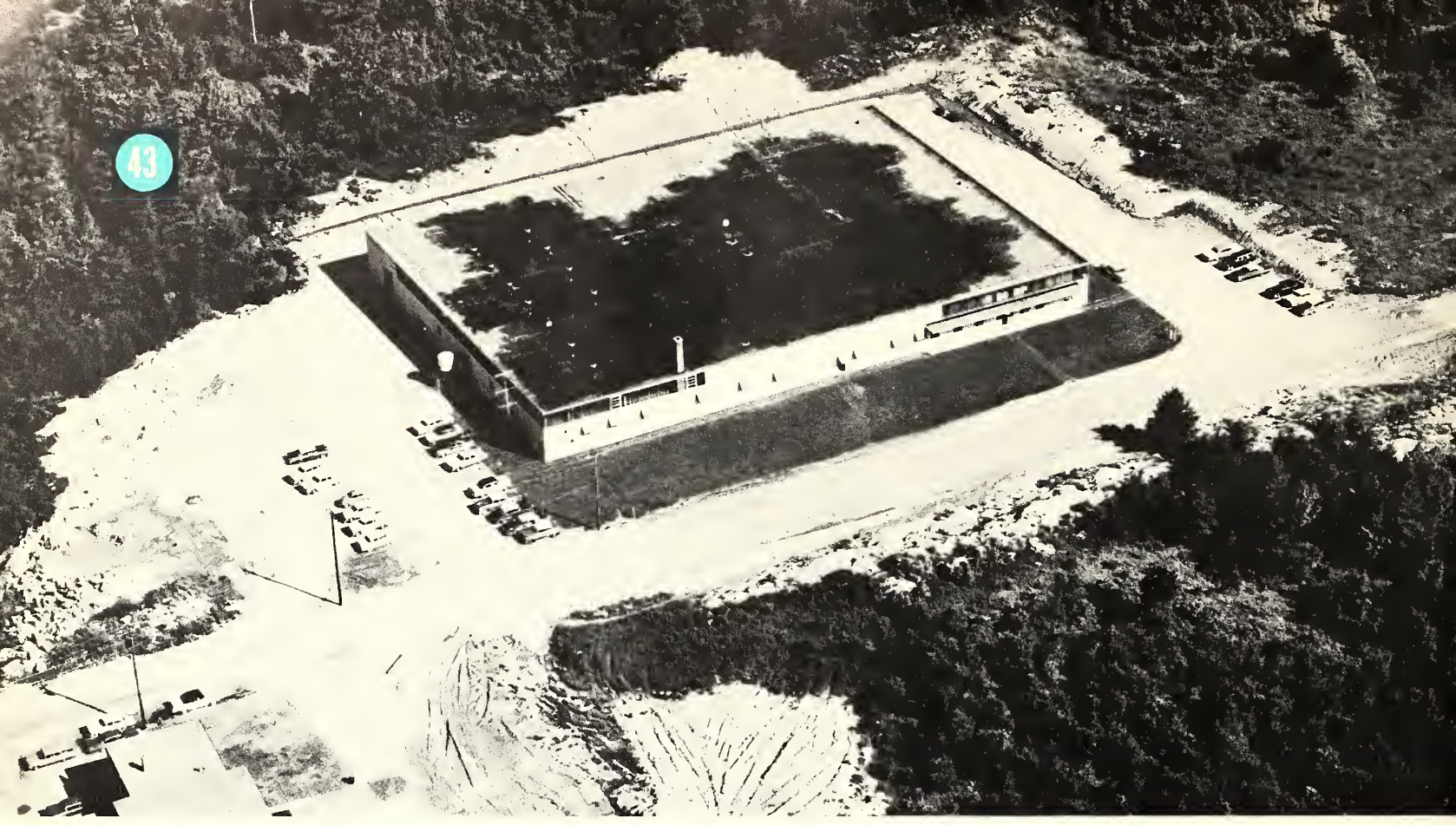
POWER. 2,000,000 KWH per month; 5,000 KVA; 25 percent increase in service entrance capacity requirements expected within 5 yrs: continuity of service critical.

FUEL. Gas 99 percent; standby fuel: 1 percent oil.

WASTE. Very little; disposal: hauled away, dumped on grounds; sewage: to city system.

SUMMARY





Site

10 Acres

Plant

44,200 Sq. ft

Land-to-building ratio

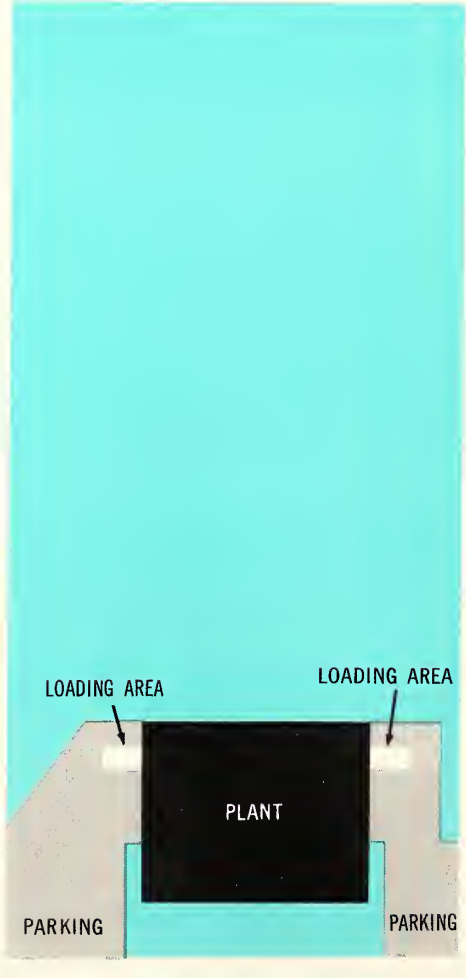
9 to 1

No. employees per acre

9

No. sq. ft. of bldg. per employee

502



Blown glass specialties and glass Christmas tree ornaments

PARAGON GLASS WORKS, INC.

LOCATION Lewiston Industrial Park.

PLANT Built in 1959; principal plant; leased from the Lewiston Development Corporation; 44,200 sq. ft. floor area including 1,600 sq. ft. occupied by administrative offices; 1 story, 30 by 34 ft. bays and a ceiling clearance of 16 ft. in manufacturing area; 1½ stories, 20 by 80 ft. bays and ceiling clearance of 12 ft. in office area.

ZONING Site zoned industrial when selected; area surrounding plant is now zoned industrial and residential and is partly developed industrially; building setback 60 ft. from front curb. Since plant operations cause fire hazards, 2 sprinkler systems (water and CO_2) were installed during construction to lessen the danger of fire.

WHY COMMUNITY WAS SELECTED Gas, pure water and labor (in that order) availability. The city surfaced a street, and the plant was financed by a development corporation.

WHY SITE WAS SELECTED Transportation facilities, site fully serviced.

OFF-STREET PARKING 75 spaces for employees; 15 for visitors.

TRANSPORTATION FACILITIES 2 off-street truck docks (accommodate 2 trucks); 35 miles from nearest port; 5 miles from scheduled air line; 98.5 percent of all inbound and outbound commodities delivered by truck, 1.5 percent by rail.

LABOR 88 employees in 1960 (30 male; 58 female); 77 production workers up through the foreman level (4 skilled; 5 unskilled); 1 full, ½ part shift; 8 salaried executive employees; 3 non-supervisory employees.

RAW MATERIALS Glass tubing, chemicals, lacquers, boxes and cartons.

SEMI-MANUFACTURED MATERIALS Some formed wire parts (ornament hangers); oxygen.

WATER Low pressure, purest possible water needed; obtained from city.

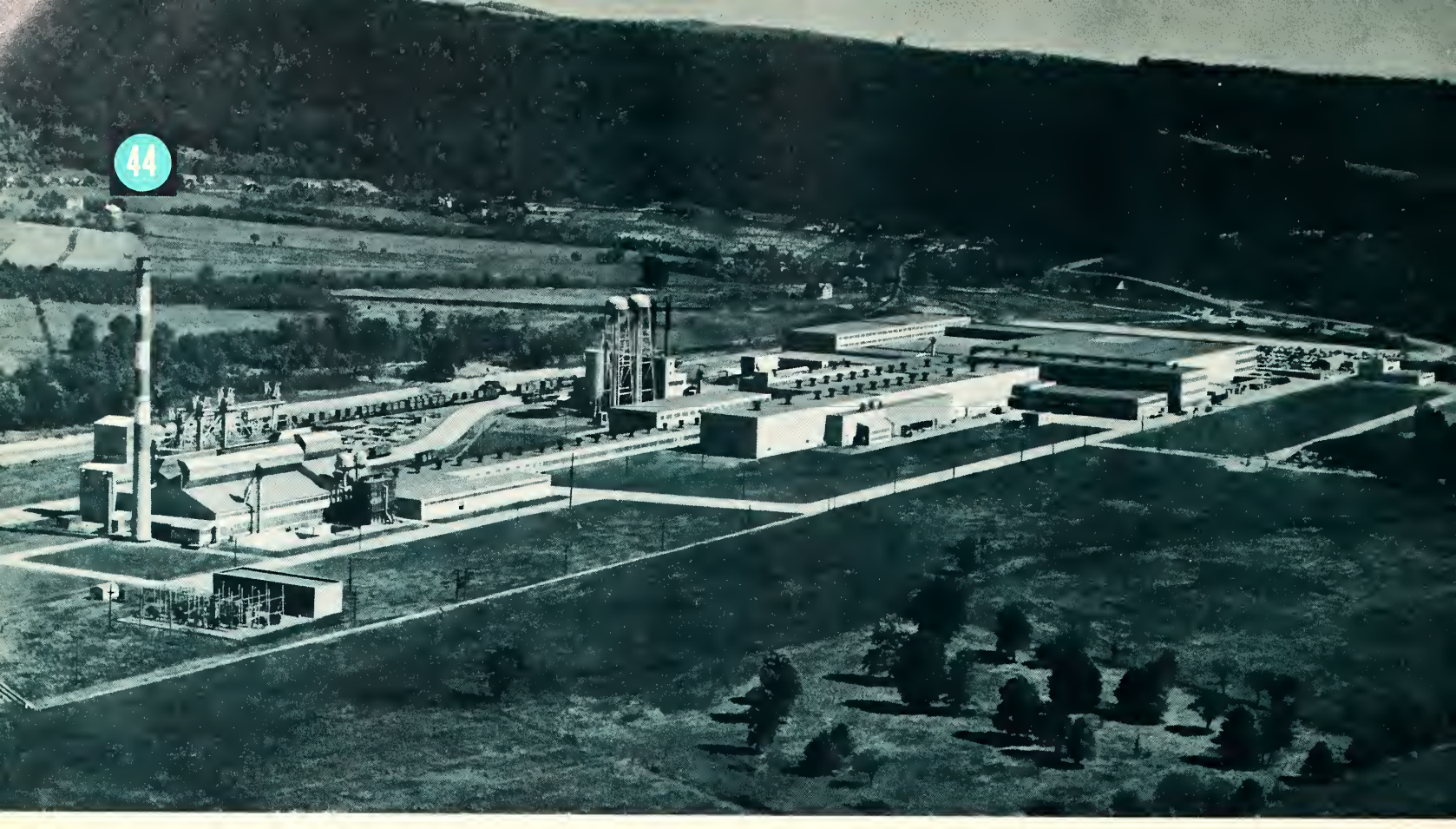
POWER 16,500 KWH per month; 600 (convertible to 1,200) KVA; service entrance requirements expected to increase 10 percent within next 5 years.

FUEL Plant heating: 100 percent oil; Production: 90 percent gas, 10 percent oxygen.

WASTE Very little; disposal: incinerated, hauled away, settling basin, sent to waste treatment plant, thence discharged; sewage: to city system.

REMARKS In January, 1958 the Lewiston Industrial Development and Planning Corporation was formed to buy land and build the Paragon Glass plant. In May 1958, the Corporation issued a series of registered Series A, non-cumulative income bonds, with a maximum interest rate of 3 percent payable from the net earnings of the corporation, in the aggregate amount of $200,000, of which $115,400 was bought by local people. This money was used for the purchase of a 128-acre tract.

SUMMARY



Site

600 Acres

Plant

1,165,823 Sq. ft.

Land-to-building ratio

22 to 1

No. employees per acre

1

No. sq. ft. of bldg. per employee

1,743

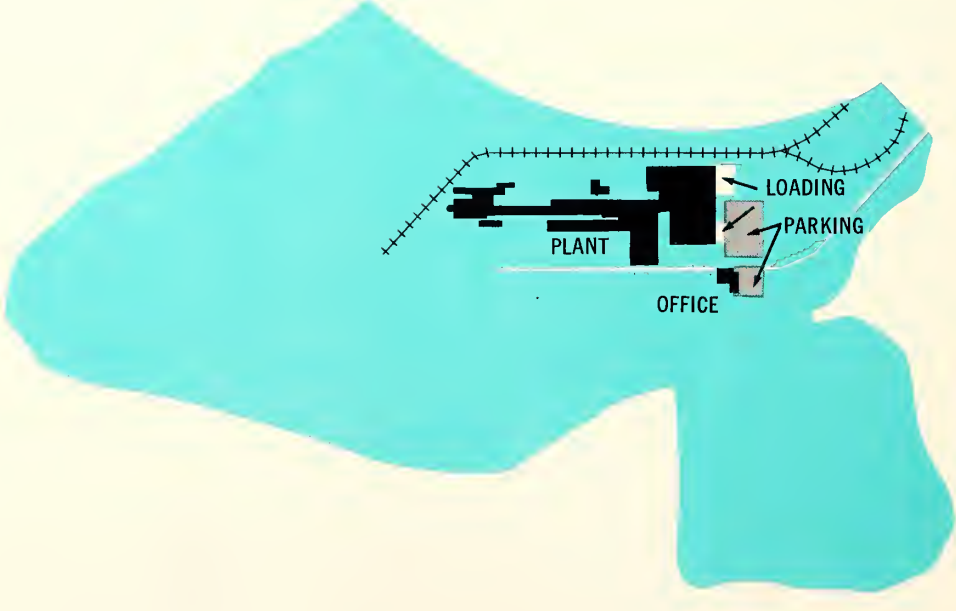


Plate glass

PITTSBURGH PLATE GLASS COMPANY

LOCATION: Suburban Cumberland, Maryland.

PLANT: Completed in 1958; branch plant; 1,165,823 sq. ft. floor area including 47,480 sq. ft. occupied by administrative offices; 1 story, 20 by 20 ft. bays, and ceiling clearances of 15 to 35 ft. in manufacturing area; 2 stories, 20 by 20 ft. bays, and a 12-ft. ceiling clearance in office area. Glass spandrels, mercury vapor street lighting, gardens, shrubs and lawn areas used to enhance the appearance of the plant.

ZONING: Site unzoned when selected; area around plant is partly developed residentially; building setback ¾ mile from road; dust collecting systems are installed in the plant.

WHY COMMUNITY WAS SELECTED: Markets, raw materials, labor. Special consideration was shown by utility and government groups in the following ways: 2 railroad companies built spurs and advised on plant rail layout; State of Maryland provided a modern access road; City of Cumberland built waterline 4 miles to plant; 3 separate full capacity lines were built by power company to assure uninterrupted service.

WHY SITE WAS SELECTED: Transportation facilities.

OFF-STREET PARKING: 508 spaces for employees; 12 for visitors.

TRANSPORTATION FACILITIES: 2 rail sidings (totaling 30,000 ft.); 27 off-street truck docks (accommodate 30 trucks at one time); 57.5 percent of inbound and outbound commodities delivered by rail, 42.5 percent by truck.

LABOR: 669 employees in 1960 (632 male; 37 female); 482 production workers up through the working foreman level (147 skilled; 40 unskilled); 3 shifts; 72 salaried executive employees; 20 salaried engineering professionals; 95 non-supervisory employees.

RAW MATERIALS: Sand, limestone, soda ash, salt cake, coal, rouge, lumber, gas.

SEMI-MANUFACTURED MATERIALS: None.

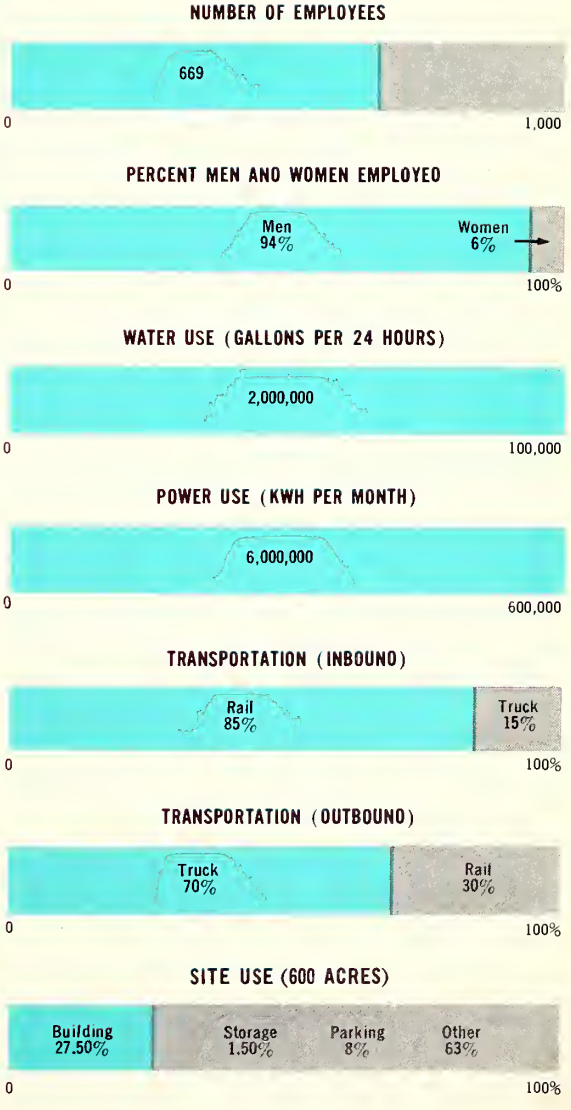
WATER: 2,000,000 gals. (minimum hardness-potable) at 90 PSI required per 24-hr. period; obtained from city system and plant's system.

POWER: 6,000,000 KWH per month; 35,000 KVA; continuity of service critical.

FUEL: 95 percent gas; 4.5 percent coal; 0.5 percent oil.

WASTE: Considerable; disposal: settling basin, to waste-treatment plant, then discharged. Sewage: to own sewage plant.

SUMMARY



Site

13 Acres

Plant

120,000 Sq. ft.

Land-to-building ratio

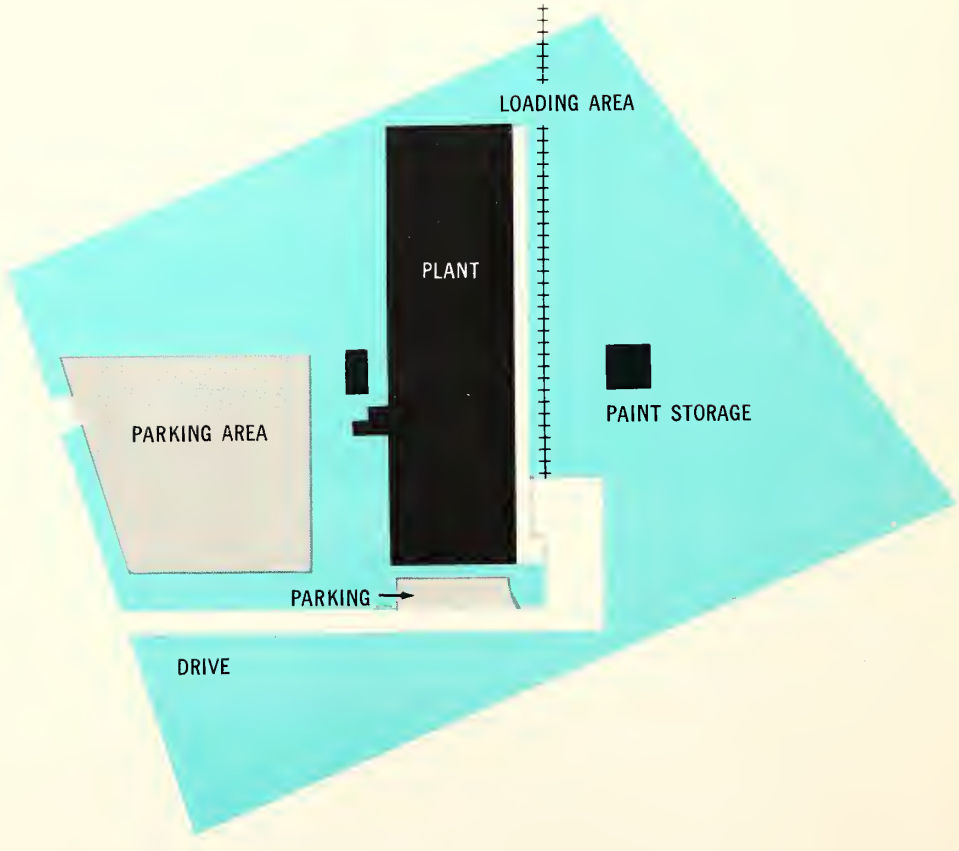
4 to 1

No. employees per acre

11

No. sq. ft. of bldg. per employee

857



Picnic jugs, charcoal braziers, Christmas tree stands, T.V. trays

POLORON PRODUCTS OF LOUISIANA, INC.

LOCATION In urban Ruston, Northwestern Louisiana.

PLANT Built in 1955; branch plant; leased; 120,000 sq. ft. floor area on a single floor including 2,500 sq. ft. occupied by administrative offices; 25 by 27 ft. bays and a 17-ft. ceiling clearance in manufacturing area; 25 by 27 ft. bays and a 10-ft. ceiling clearance in office area. Glass, red brick and modern architecture used to enhance the appearance of the plant.

ZONING Site zoned industrial when selected; zoning was changed to satisfy plant requirements; area around plant now is zoned industrial and is partly developed both residentially and industrially; building setback 300 ft. from front curb, 100 ft. from side and 300 ft. from rear. Plant operations cause some minor objectionable effects (noises, odors, vibration and fire hazards) but were considered in zoning ordinances and found not objectionable to degree that devices were used in construction to lessen effects.

WHY COMMUNITY WAS SELECTED Industrial inducements laws, labor, responsible city administration. Excellent cooperation was shown by city administration and all other city departments, roads were especially built by city, bond issue voted by city under State laws, and ad valorem exemption was given from State taxes.

WHY SITE WAS SELECTED Proximity to railroad, site fully serviced, proper zoning.

OFF STREET PARKING 150 spaces for employees; 20 for visitors.

TRANSPORTATION FACILITIES One 600-ft. rail siding; common dock for rail and truck; commercial airlines 35 miles away, local charter service; 65 percent of all inbound and outbound commodities delivered by rail, 35 percent by truck.

LABOR 140 employees in 1960 (136 male, 4 female); 119 production workers up through the foreman level (9 skilled; 110 unskilled); 16 salaried executive employees; 5 non-supervisory, clerical employees.

RAW MATERIALS Steel, aluminum, fiber glass, corrugated cartons.

SEMI-MANUFACTURED MATERIALS Plastic parts (e.g. jug caps, handles), formed wire parts, rivets, etc.

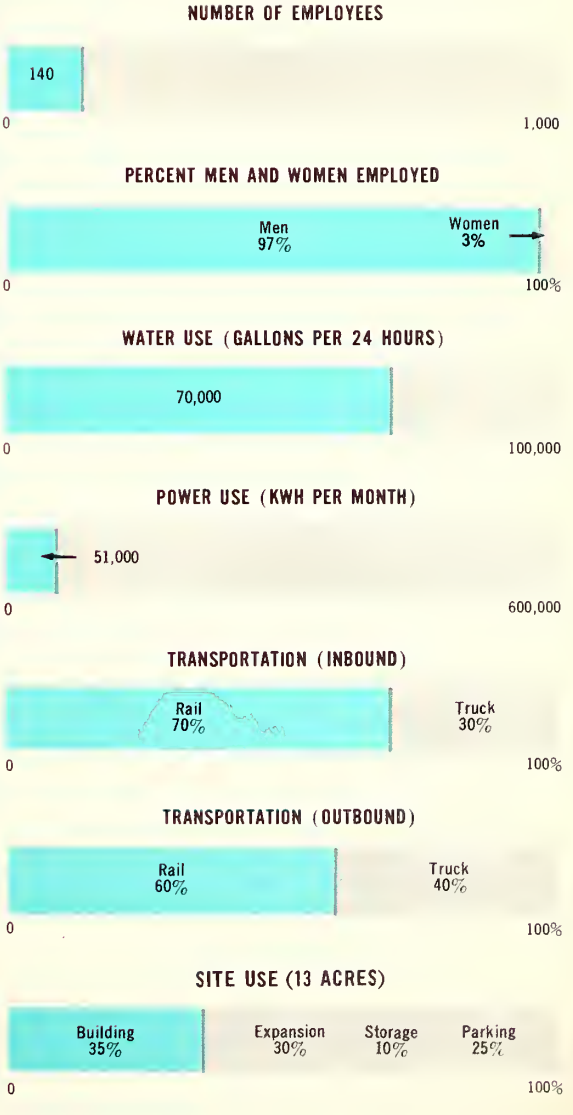
WATER 70,000 gals. (soft), obtained from city system at 125 PSI, required per 24-hr. period.

POWER 51,000 KWH per month; 500 KVA; continuity of service critical.

FUEL Gas.

WASTE disposal: dumped in sewers, hauled away; sewage: to city system.

SUMMARY



Site

404 Acres

Plant

165,000 Sq. ft.

Land-to-building ratio

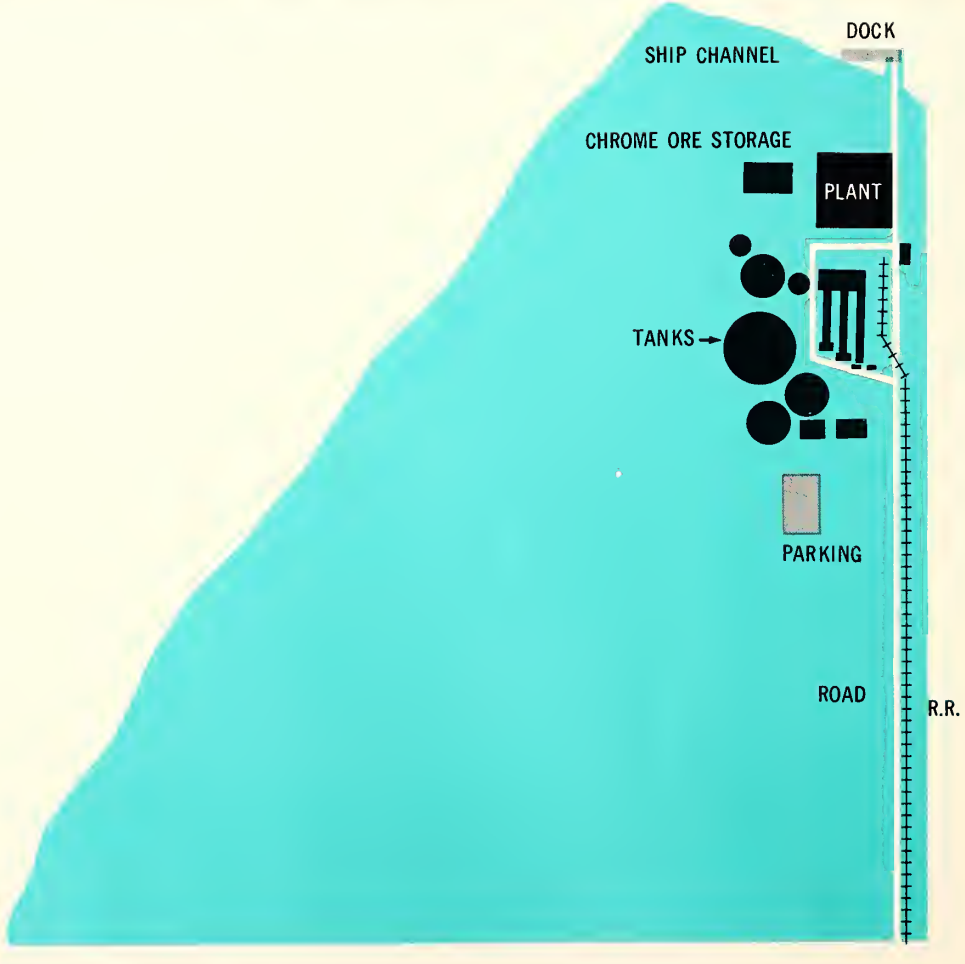
106 to 1

No. employees per acre

0.6

No. sq. ft. of bldg. per employee

711



Sea water periclase and basic refractories

H. K. PORTER CO., INC.

SUMMARY

LOCATION Bayou Casotte Industrial District, on the shore of Mississippi Sound in the vicinity of Pascagoula, Mississippi.

PLANT Built in 1959; branch plant; owned by company; 165,000 sq. ft. floor area on a single floor including 4,000 sq. ft. occupied by administrative offices; 25 by 50 ft. bays and ceiling clearances of 16, 32 and 80 ft. in manufacturing area; 9-ft. ceiling clearance in office area.

ZONING Site zoned industrial when selected; area surrounding plant is open country; dust collectors installed to lessen effects caused by plant operations.

WHY COMMUNITY WAS SELECTED Raw materials available; located on deep-water channel; area development was sponsored by a port authority, which brought the railroad, road, power and gas to the plant site at no cost. A five-year moratorium was extended on State taxes—except school tax.

WHY SITE WAS SELECTED Transportation facilities; site fully serviced; access to deep-sea-water source for raw material.

OFF-STREET PARKING 50 employee spaces; 12 spaces for visitors.

TRANSPORTATION FACILITIES One off-street truck dock (accommodates 4 trucks at one time); one 3,600-ft. rail siding; 30-ft. channel and barge; commercial airport within 36 miles.

LABOR 232 employees in 1960 (223 male; 9 female); 190 production workers (158 skilled; 32 semi-skilled); 3 shifts per day in sea-water division; 1 shift per day in brick manufacturing division; 25 salaried executive employees; 2 salaried engineering professionals; 15 non-supervisory employees such as clerks.

RAW MATERIALS Chrome ore, dolomite, sea water.

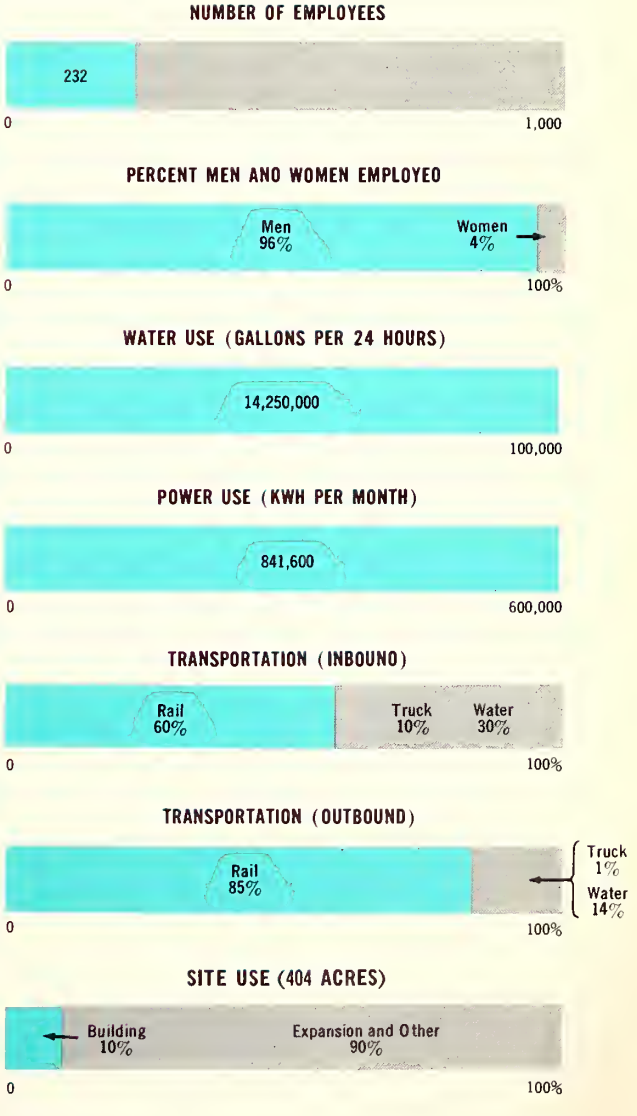
SEMI-MANUFACTURED MATERIAL None.

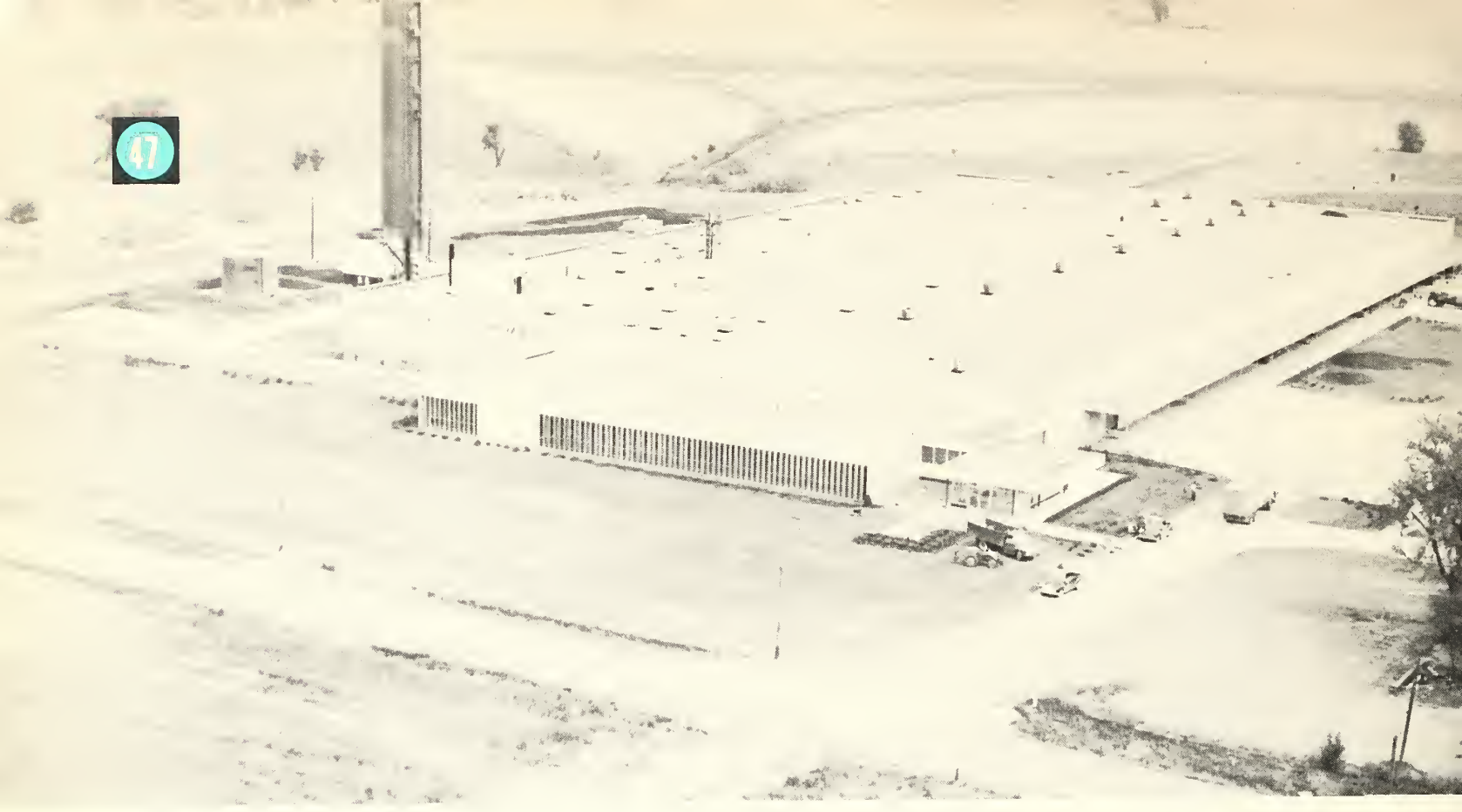
WATER 13,500,000 gals. sea water; 750,000 gals. fresh water per day; "fire code" pressure requirements; low bicarbonate content; fresh water obtained from plant's own wells.

POWER 841,600 KWH per month; 1,667 KVA; 25-percent increase in service entrance requirements expected within 5 years; continuity of service important.

FUEL 99 percent gas; 1 percent oil.

WASTE Considerable; process effluent goes into ocean; solids used for plant fill; sewage: to plant's own septic tank.





Site

69 Acres

Plant

169,000 Sq. ft.

Land-to-building ratio

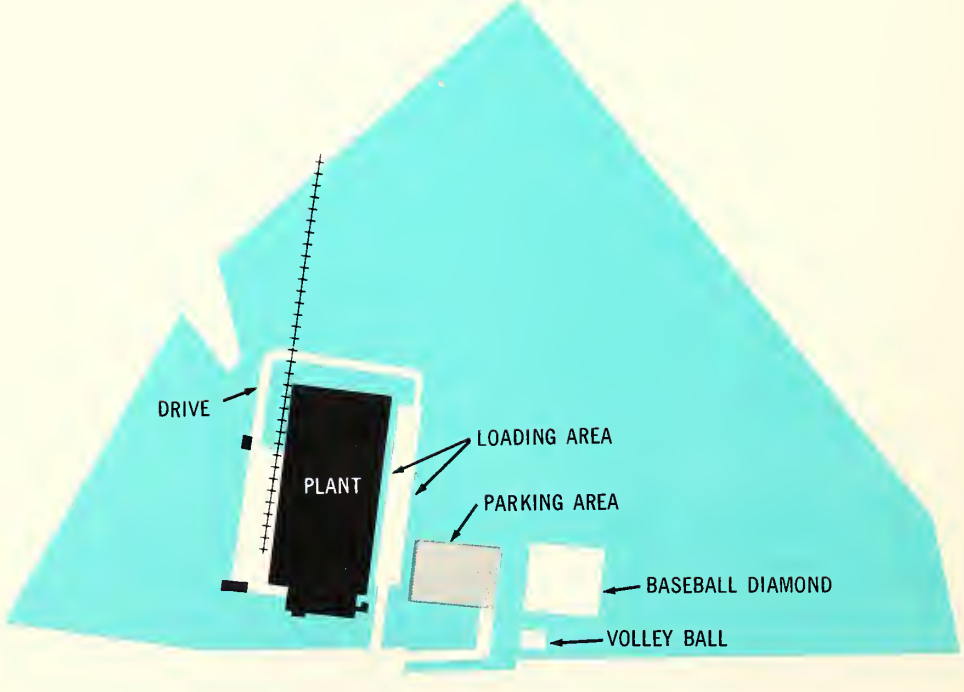
17 to 1

No. employees per acre

4

No. sq. ft. of bldg. per employee

635



Toothpastes, shampoos, home permanent wave kits

PROCTER AND GAMBLE MANUFACTURING COMPANY

LOCATION Within the corporate limits of Iowa City, Iowa.

PLANT Built in 1956; branch plant; 169,000 sq. ft. floor area on single floor including 13,600 sq. ft. occupied by administrative offices; 25 by 41 ft. to 65 ft. bays with a ceiling clearance of 14 ft. in manufacturing area; 22-ft. ceiling clearance in warehouse; 30 by 24 ft. bays and a ceiling clearance of 10 ft. in office area. Constructed with vertical louvers, mosaic tile, and satin-finished aluminum, and landscaped.

ZONING Site unzoned when selected; area around plant is now zoned industrial to the west, residential to the north and south, and rural to the east. Area surrounding plant is partly developed both industrially and residentially; building setback 100 ft. from front curb, 1,600 ft. and 430 ft. from sidelines, and 700 ft. from rear property line. In order to eliminate objectionable processing factors, noise mufflers were installed on blowers, and an acid vapor absorption system was incorporated during construction.

WHY COMMUNITY WAS SELECTED Markets, labor, cultural and educational facilities, transportation. Local power company showed unusual cooperation by purchasing spare transformers.

WHY SITE WAS SELECTED Transportation facilities, availability of property.

OFF-STREET PARKING 150 spaces for employees; 8 for visitors.

TRANSPORTATION FACILITIES One off-street truck dock (accommodates 30 trucks at one time); one 1,000-ft. rail siding; 90 percent of all inbound and outbound commodities delivered by truck, 10 percent by rail.

LABOR 266 employees in 1960 (126 male; 140 female); 201 production workers (14 skilled; 112 semi-skilled; 75 unskilled); 2 shifts; 36 salaried executive-type employees; 29 non-supervisory-type employees, such as office clerks, cafeteria workers, etc.

RAW MATERIALS Dicalcium phosphate, glycerine, fatty alcohol, chlorosulfonic acid, triethanolamine, M.E.A. thioglycolic acid.

SEMI-MANUFACTURED MATERIALS Aluminum toothpaste tubes, lead toothpaste tubes, cartons, containers, bottle caps, labels.

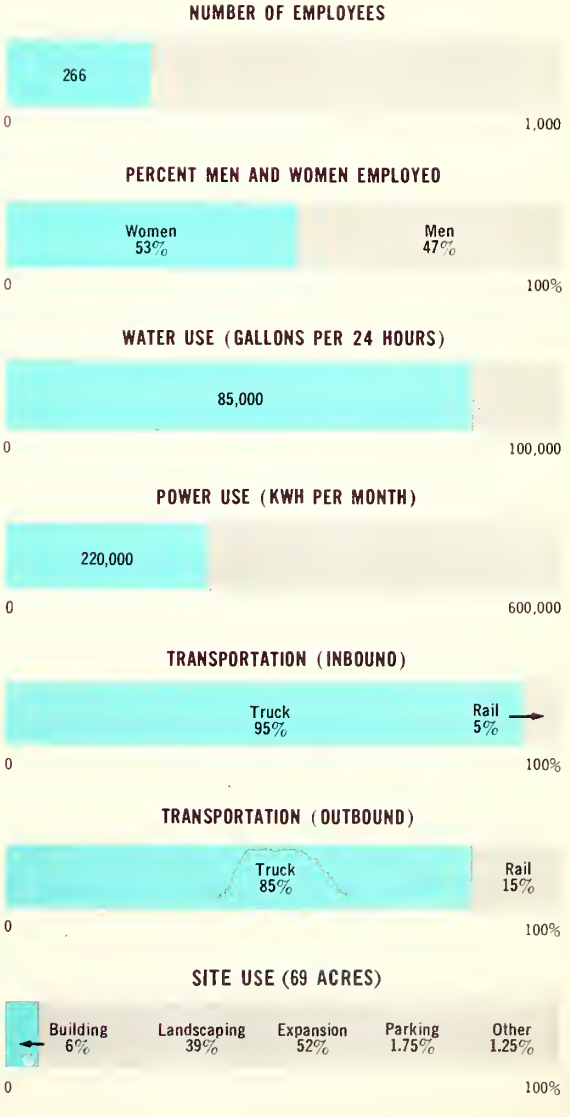
WATER 85,000 gals. (city requirements) at 40 PSI per 24-hr. period; obtained from city system.

POWER 220,000 KWH per month; 1500 KVA: continuity of service critical.

FUEL Gas 56 percent; oil 44 percent.

WASTE Very little; disposal: dumped into sewers, hauled away; neutralized and discharged into sewer; sewage: to city system.

SUMMARY



Site

2 Acres

Plant

29,000 Sq. ft.

Land-to-building ratio

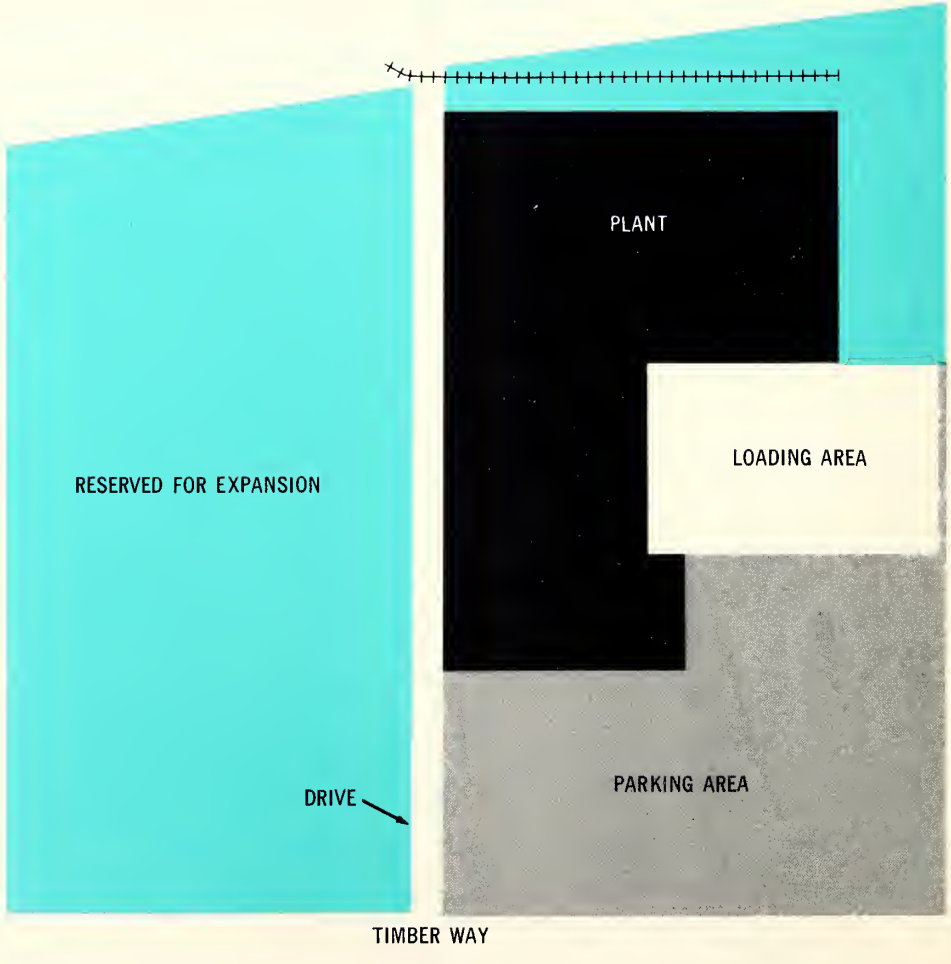
1.2 to 1

No. employees per acre

48

No. sq. ft. of bldg. per employee

464



Sun tan lotions

ROLLEY COMPANY

LOCATION Suburban Reno, Nevada.

PLANT Built in 1960; principal plant; leased by company; 29,000 sq. ft. floor area including 2,000 sq. ft. occupied by administrative offices; 2 stories with 140 by 119 ft. bays and ceiling clearance of 10 ft. on the first floor and 13 ft. on the second floor in the manufacturing area; ceiling clearance of 15 ft. 9 in. in shipping area; 74 by 35 ft. bays and a ceiling clearance of 8 ft. in office area.

ZONING Site zoned industrial when selected; area surrounding plant is zoned industrial and partly developed both residentially and industrially. Building setback 35 ft. from front curb and 78 ft. from sideline; no objectionable manufacturing processes.

WHY COMMUNITY WAS SELECTED Labor, reasonable State taxes.

WHY SITE WAS SELECTED Proper zoning; transportation facilities.

OFF-STREET PARKING 60 spaces for employees; 6 spaces for visitors.

TRANSPORTATION FACILITIES One rail siding; 3 off-street truck docks (accommodate 3 trucks at one time); service "slow" in nearby airport, so San Francisco airport is used; 34 percent of all inbound and outbound commodities delivered by rail, 60 percent by truck, 4 percent by air.

LABOR 97 employees in 1960 (14 male; 83 female); 71 production workers up through the working foreman level (3 skilled; 68 unskilled); 1 shift; 6 salaried executive employees; 1 salaried engineering employee; 19 nonsupervisory, clerk-type employees.

RAW MATERIALS. Cosmetic chemicals.

SEMI-MANUFACTURED MATERIALS Plastic bottles, tubes, cartons, caps.

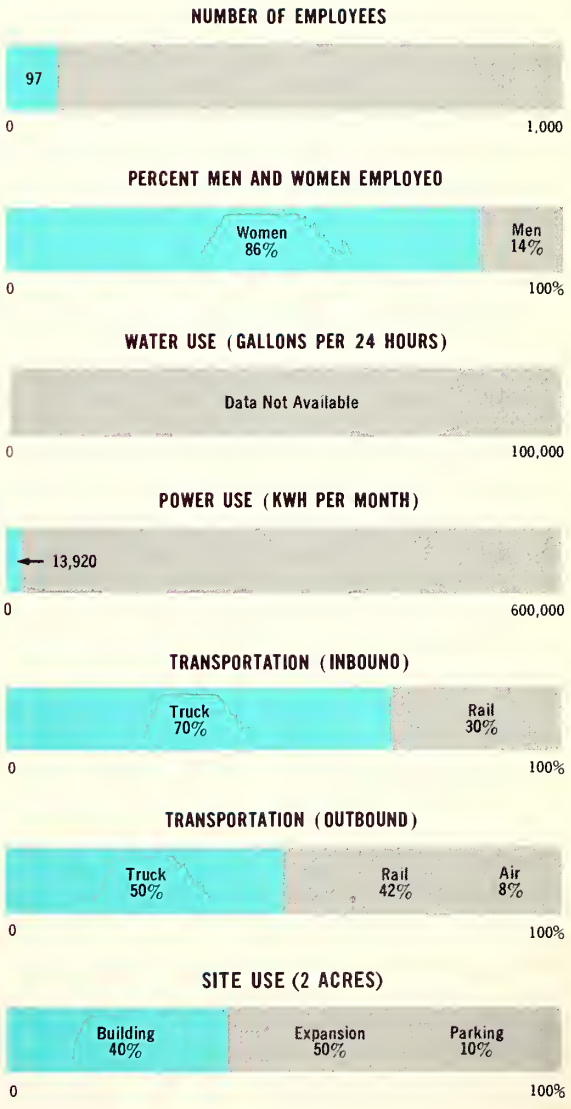
WATER: Must be softened; obtained from city system.

POWER 13,920 KWH per mo.; 110/24 OV., 4W, 700A; continuity of service critical.

FUEL Gas.

WASTE. Very little; incinerated and hauled away; sewage: to city system.

SUMMARY



Site

82 Acres

Plant

298,734 Sq. ft.

Land-to-building ratio

11 to 1

No. employees per acre

13

No. sq. ft. of bldg. per employee

285

Portable typewriters

ROYAL McBEE CORP.

LOCATION Urban Springfield, Missouri.

PLANT Built in 1959; branch plant; leased by company; 298,734 sq. ft. floor area on a single floor including 35,264 sq. ft. occupied by administrative offices; 40 by 40 ft. bays and a ceiling clearance of 16 ft. in manufacturing area; 20 by 20 ft. bays and a ceiling clearance of 10.3 ft. in office area. Appearance of building enhanced by use of aluminum, tinted glass and orange brick in construction.

ZONING Site unzoned for light industry when selected; zoning was changed to medium industrial in order to satisfy plant requirements; area surrounding plant is now zoned residential and is built up residentially; building setback 238 ft. from front curb, 520 ft. from sideline, and 370 ft. from rear property line. Industrial exhausts, dust collectors, acoustical ceilings and vibration mounts were all used in construction to lessen possible objectionable factors.

WHY COMMUNITY WAS SELECTED Labor markets.

WHY SITE WAS SELECTED Sites fully serviced; proper zoning.

OFF-STREET PARKING 910 spaces for employees; 119 for visitors.

TRANSPORTATION FACILITIES One 580-ft. rail siding; 4 off-street truck docks (accommodate 4 trucks); all inbound and outbound commodities delivered by truck.

LABOR 1049 employees in 1960 (506 male; 543 female); 895 production workers up through the foreman level (55 skilled; 800 unskilled); 2 shifts; 55 salaried executive employees; 99 non-supervisory workers.

RAW MATERIALS: Steel.

SEMI-MANUFACTURED MATERIAL Rubber, plastic.

WATER: 500,000 gals. at 65 PSI, required during 24-hr. period; obtained from city system.

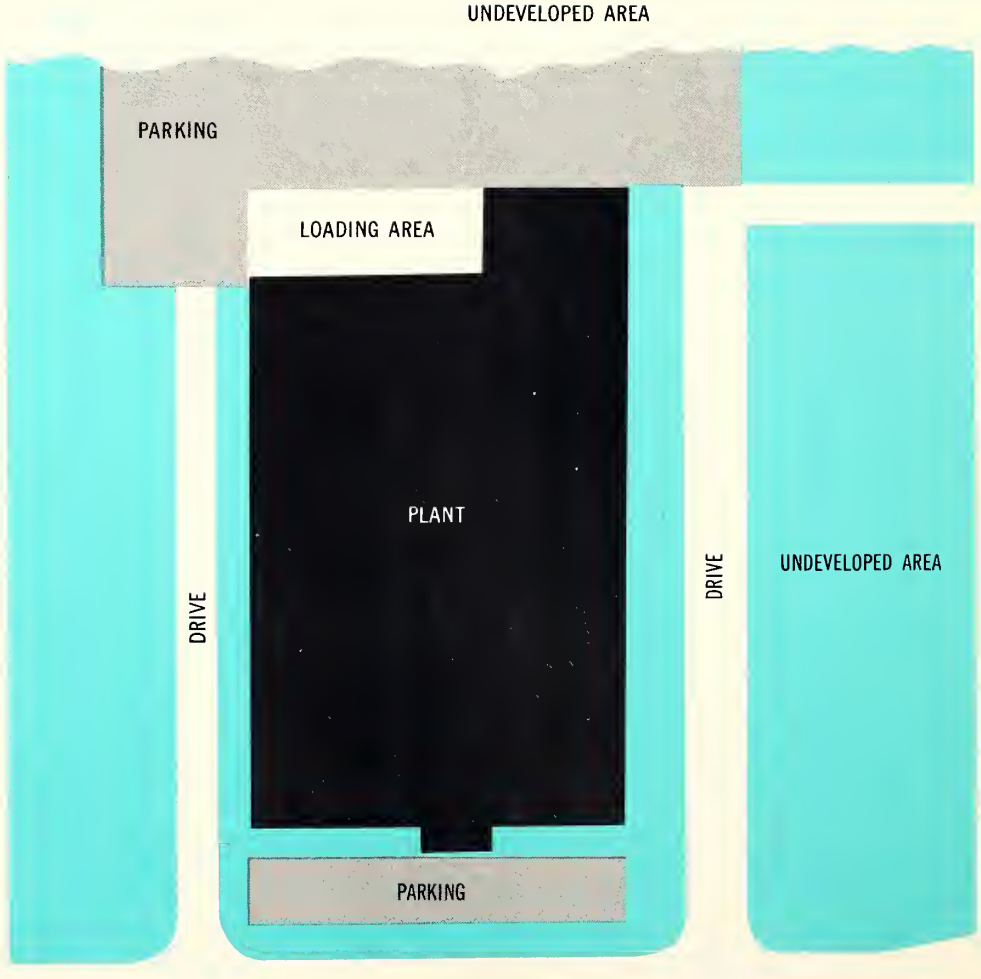
POWER: 536,200 KWH per month; 3,500 KVA; continuity of service critical.

FUEL: 98 percent gas; 2 percent standby fuel.

WASTE: A great deal; cyanides and chromates are neutralized, and hydrogen-ion concentration (ph) in water is adjusted prior to discharge into sewer; sewage: to city system.

SUMMARY

Site
23 Acres
Plant
137,000 Sq. ft.
Land-to-building ratio
6 to 1
No. employees per acre
39
No. sq. ft. of bldg. per employee
152



Medical and industrial precision instruments

SANBORN COMPANY

SUMMARY

LOCATION Research and Engineering Park, a planned industrial park in suburban Waltham, Massachusetts.

PLANT Built in 1956; leased by company (through an insurance company); 137,000 sq. ft. floor area including 4,500 sq. ft. occupied by administrative offices; 1 story, 25 by 25 ft. bays and a 16-ft. ceiling clearance in manufacturing area; 2 stories, 25 by 25 ft. bays and a 9-ft., 6 in. ceiling clearance in office area. A garden-like setting enhances the appearance of the plant.

ZONING Site zoned industrial when selected; area around plant is partly developed industrially; building setback 140 ft. from front curb, 160 ft. from side, and 860 from rear; no objectionable processes.

WHY COMMUNITY WAS SELECTED Acreage available; special consideration: plant leased through insurance company.

WHY SITE WAS SELECTED Proper zoning.

OFF-STREET PARKING 450 spaces for employees; 17 for visitors.

TRANSPORTATION FACILITIES 2 off-street truck docks (accommodate 4 trucks at one time); 94.5 percent of all inbound and outbound commodities delivered by truck, 5.5 percent by air.

LABOR 901 employees in 1960 (575 male; 326 female); 500 production workers up through the working foreman level (490 skilled; 10 unskilled); 1 shift; 140 salaried executive employees; 30 salaried engineering professionals; 231 non-supervisory workers.

RAW MATERIALS Aluminum, brass, stainless steel.

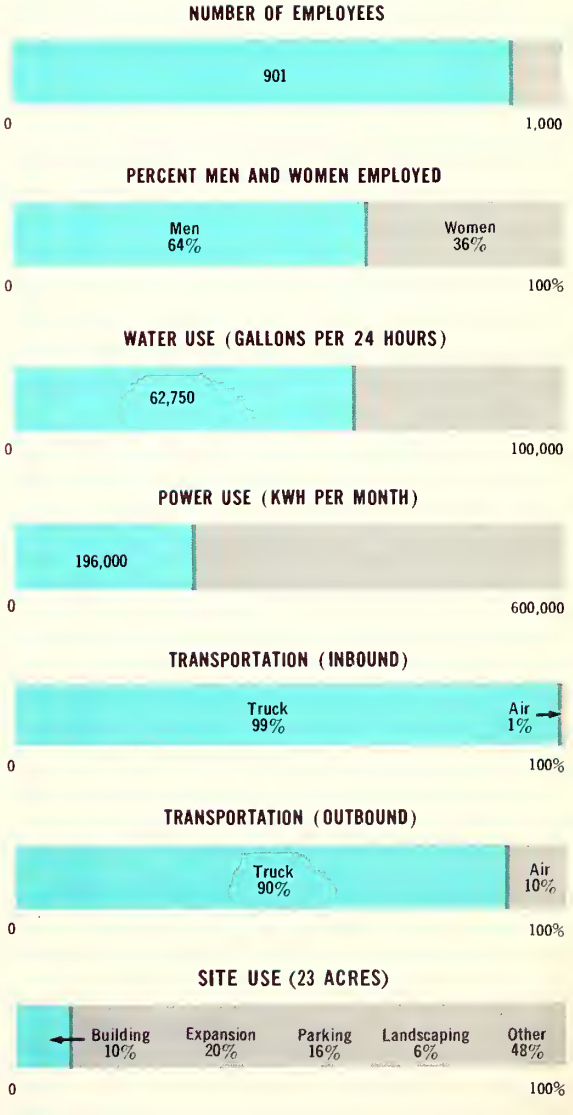
SEMI MANUFACTURED MATERIALS Resistors, condensers, transformers, transistors, tubes, motors, magnets, cabinets, paper.

WATER 62,750 gals. at 68 to 75 lbs. pressure required during 24-hr. period; obtained from city system.

POWER 196,000 KWH per month; 13,800 KVA; continuity of service critical.

FUEL 98 percent oil; 2 percent gas.

WASTE Disposal: hauled away, neutralized and discharged into sewer and grease traps; sewage: to city system.



Site

78 Acres

Plant

530,000 Sq. ft.

Land-to-building ratio

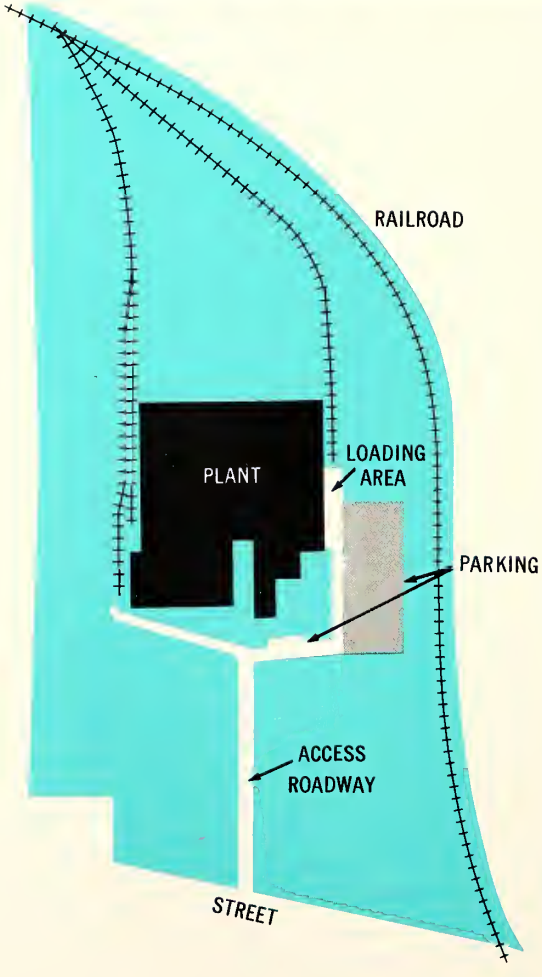
6 to 1

No. employees per acre

10

No. sq. ft. of bldg. per employee

707



Bolts, nuts, screws

SCREW AND BOLT CORP. OF AMERICA

LOCATION: Rural Mount Pleasant, Pennsylvania, in the Pittsburgh labor market area.

PLANT: Built in 1958–59; principal plant; owned by company; 530,000 sq. ft. floor area including 28,000 sq. ft. occupied by administrative offices; 1 story, 40 by 60 ft. bays and a 26-ft. ceiling clearance in manufacturing area; 2 stories, 20 by 25 ft. bays and a 10-ft. ceiling clearance in office area. Aluminum siding and colored precast concrete panels used in construction enhance the appearance of the plant.

ZONING: Site unzoned when selected; area surrounding plant is open country; building setback 600 ft. from front curb; plant operations cause noise.

WHY COMMUNITY WAS SELECTED: Labor, raw materials, markets, proximity to suppliers and sub-contractors (in that order).

WHY SITE WAS SELECTED: Site fully serviced, transportation facilities, good flood history, proper zoning, good sub-soil conditions.

OFF-STREET PARKING: 700 spaces for employees; 25 for visitors.

TRANSPORTATION FACILITIES: 3 rail sidings (totaling 5,000 ft.); 12 off-street truck docks (accommodate 12 trucks); 72.5 percent of all inbound and outbound commodities delivered by rail, 27.5 percent by truck.

LABOR: 750 employees in 1960 (600 male; 150 female); 575 production workers (400 skilled; 175 unskilled); 1¼ shifts; 150 salaried executive employees; 25 non-supervisory employees.

RAW MATERIALS: Steel rods and bars.

SEMI-MANUFACTURED MATERIALS: None.

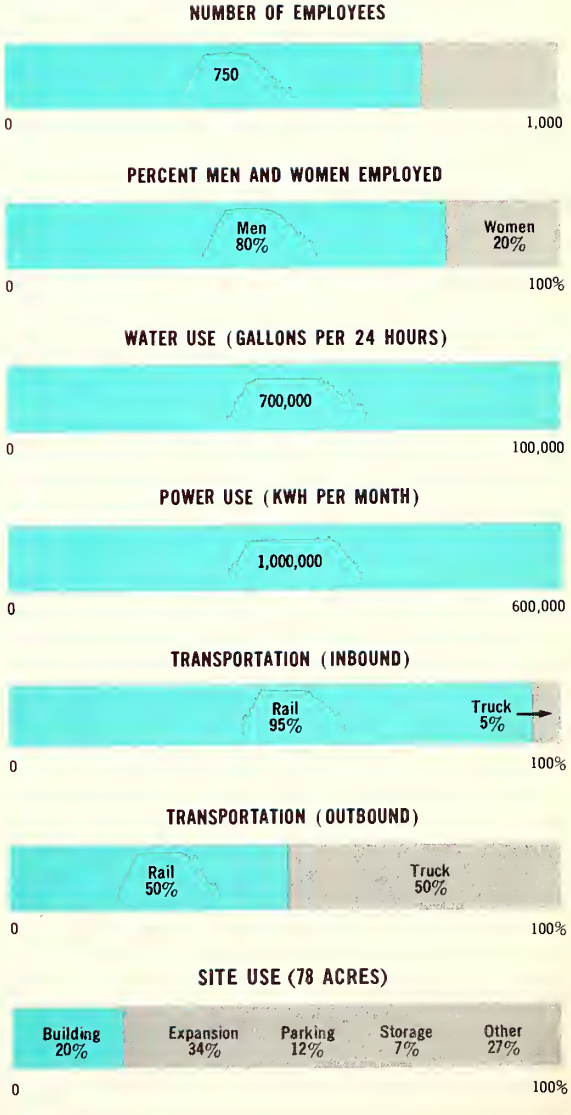
WATER: 700,000 gals. (clean) at 60 lbs. pressure required during 24-hr. period; obtained from county system.

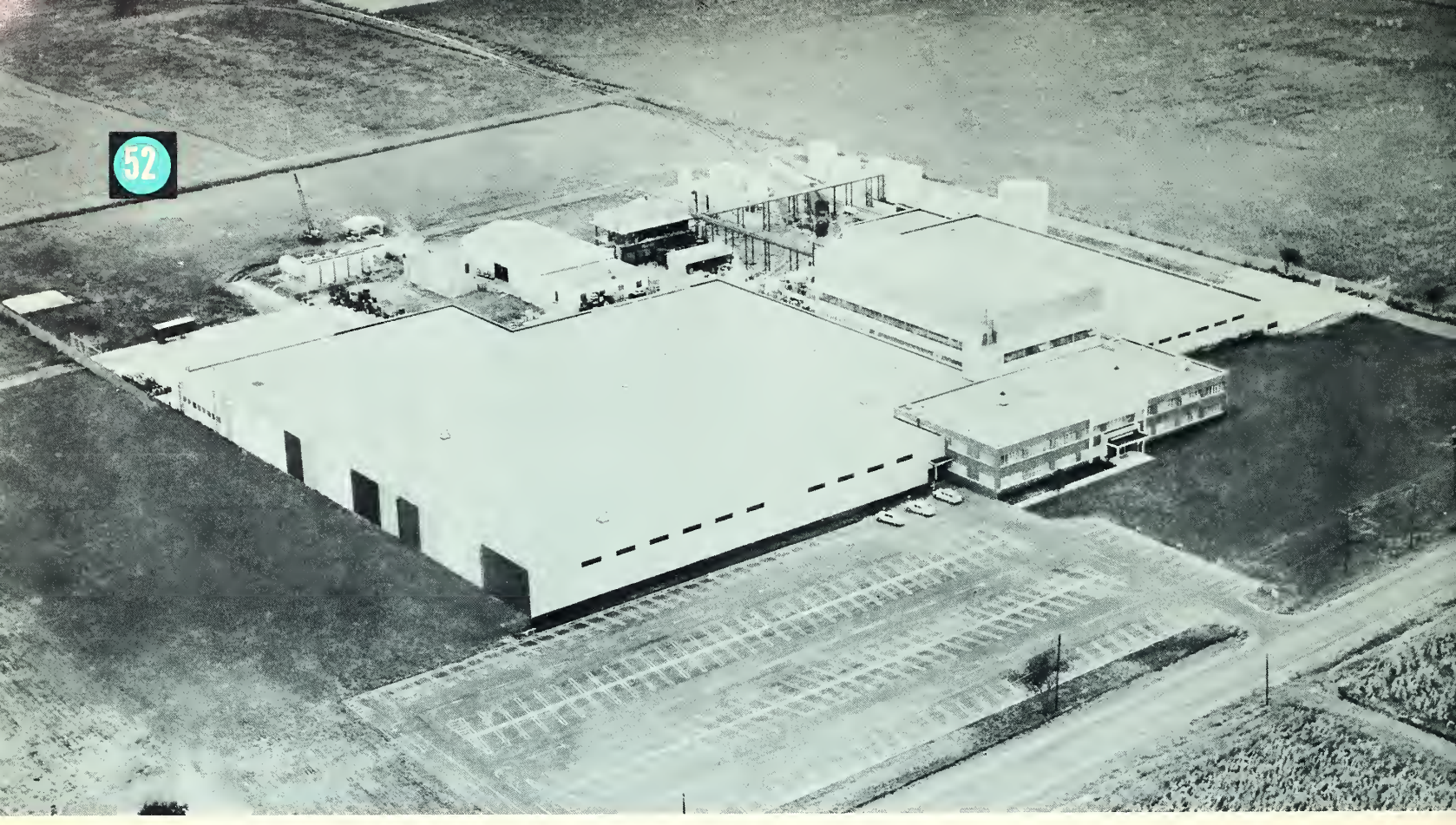
POWER: 1,000,000 KWH per month; 2–5,000 KVA; continuity of service critical.

FUEL: Gas.

WASTE: A great deal; hauled away, neutralized and discharged into sewer; sewage: to plant's septic tank.

SUMMARY





Site

25 Acres

Plant

270,000 Sq. ft.

Land-to-building ratio

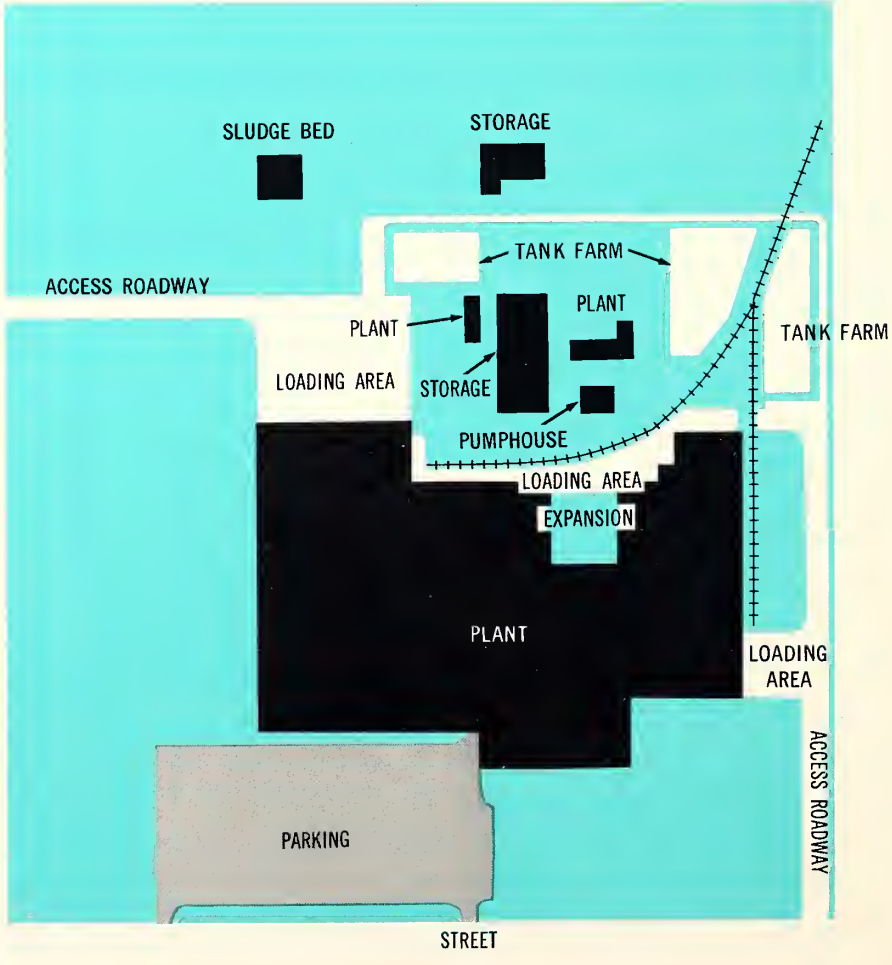
4 to 1

No. employees per acre

11

No. sq. ft. of bldg. per employee

993



Paint, varnish and lacquer

SHERWIN-WILLIAMS COMPANY OF TEXAS

LOCATION Within the corporate limits of Garland, Texas, about 20 miles from downtown Dallas, Texas.

PLANT Built in 1958; branch plant; owned by company. 270,000 sq. ft. floor area including 28,000 sq. ft. occupied by administrative offices; 4 stories, 20 by 20 ft. bays with 14-ft. ceiling clearance in manufacturing area; 20 by 20 ft. bay size and an 11-ft. ceiling clearance in office area. Face-brick was used in construction of the office section.

ZONING Site zoned industrial when selected; surrounding area partly developed industrially; building setback 180 ft. from front curb, 100 ft. from west sideline, 300 ft. from east sideline, and 200 ft. from rear property line. Since plant operations cause odors, fire hazards and explosion hazards, fume scrubbers and a complete sprinkler system and explosion-proof electrical apparatus have been installed throughout the plant.

WHY COMMUNITY WAS SELECTED Markets, labor, raw materials, proximity to suppliers and sub-contractors. Unusual cooperation was shown by the community and utility companies in regard to the following: railroad spurs, roads, water, storm and sanitary sewers, power lines.

WHY SITE WAS SELECTED Good sub-soil conditions, site fully serviced, transportation facilities, proper zoning, good flood history, prevailing winds, adequate distance from probable blast effects of enemy aerial attack.

OFF STREET PARKING 250 spaces for employees; 15 for visitors.

TRANSPORTATION FACILITIES 2 rail sidings, totaling 1,250 ft.; 2 off-street truck docks (accommodate 14 trucks at one time); 41 percent of all inbound and outbound commodities delivered by rail, 59 percent delivered by truck.

LABOR 272 employees in 1960 (237 male; 35 female); 177 production workers through the working foreman level (45 skilled; 132 unskilled); 3 shifts; 30 salaried executive employees; 11 salaried engineering employees; 54 non-supervisory employees (e.g. office clerks, cafeteria workers).

RAW MATERIALS Petroleum solvents, lacquer solvents, vegetable oils, pigments, colors, chemicals.

SEMI-MANUFACTURED MATERIALS Tin cans, steel drums, cartons.

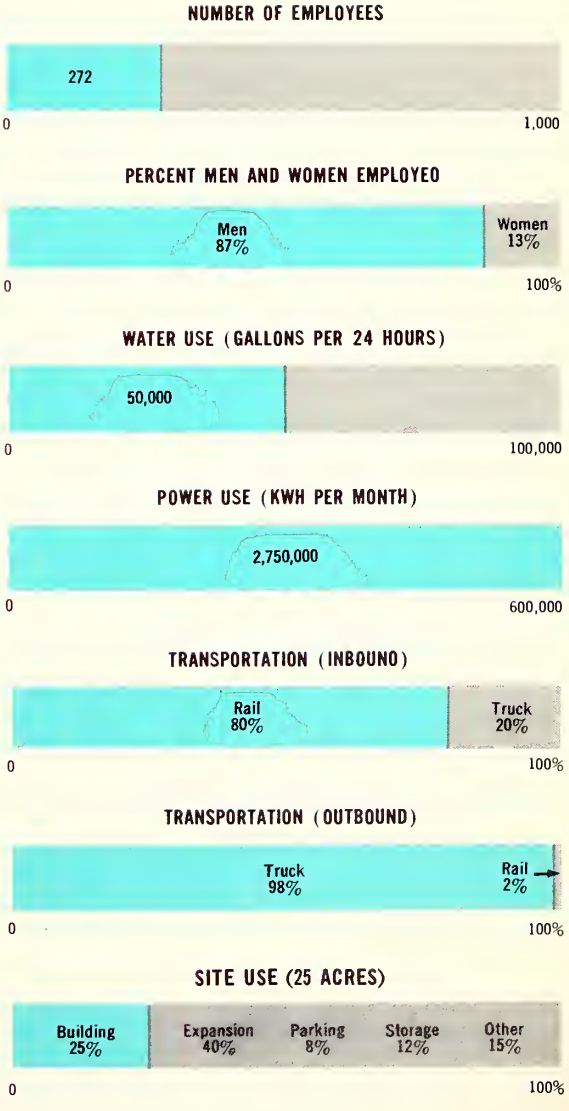
WATER 50,000 gals. (city water) at 100 PSI per 24-hr. period; obtained from city system.

POWER 2,750,000 KWH per month; 2–500 KVA transformers; continuity of service critical.

FUEL Gas.

WASTE Very little; disposal: hauled away, settling basin, neutralized and discharged into sewer, grease traps; sewage: to city system.

SUMMARY



Site

48 Acres

Plant

175,000 Sq. ft.

Land-to-building ratio

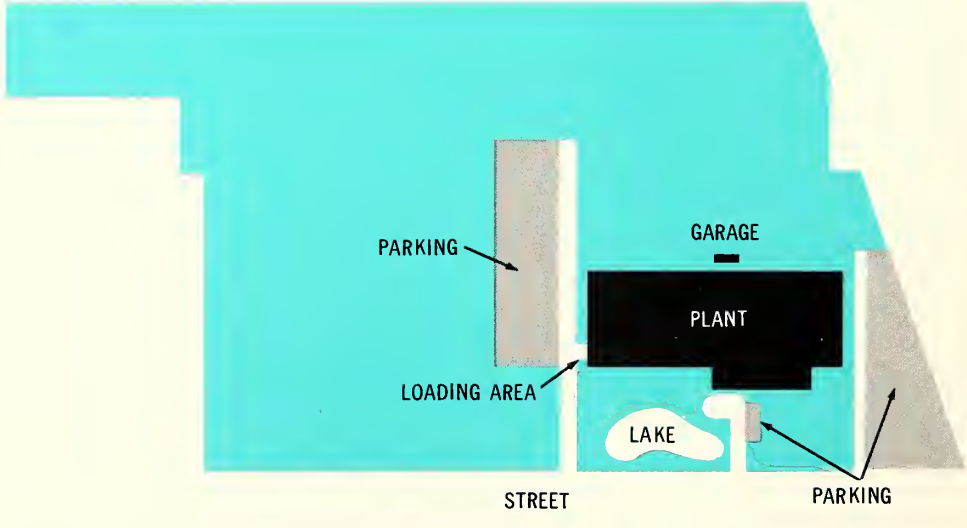
11 to 1

No. employees per acre

9

No. sq. ft. of bldg. per employee

389



Electric motor and welding controls

SQUARE D COMPANY

LOCATION: Suburban Milwaukee, Wisconsin.

PLANT: Built in 1957; branch plant; owned by company; 175,000 sq. ft. floor area on a single floor including 12,500 sq. ft. occupied by administrative offices; 40 by 40 ft. bays and an 18-ft. ceiling clearance in manufacturing area; 50-ft. clear span and a 10-ft. ceiling clearance in office area.

ZONING: Site zoned industrial when selected; area around plant is partly developed both industrially and residentially; building setback 150 ft. from front curb, 100 ft. from side, and 500 ft. from rear; no objectionable processes.

WHY COMMUNITY WAS SELECTED: Proximity to suppliers, sub-contractors, present facilities and markets.

WHY SITE WAS SELECTED: Transportation facilities, proper zoning, site fully serviced, good sub-soil conditions, good flood history.

OFF-STREET PARKING: 400 spaces for employees; 12 spaces for visitors.

TRANSPORTATION FACILITIES: 1 off-street truck dock (accommodates 4 trucks); all inbound and outbound commodity deliveries by truck.

LABOR: 450 employees in 1960 (350 male; 100 female); 387 production workers up through the foreman level (48 skilled; 22 unskilled); 2 shifts; 21 salaried executive employees; 11 salaried engineering professionals; 31 non-supervisory, clerk employees.

RAW MATERIALS: Steel, copper, brass.

SEMI-MANUFACTURED MATERIALS: Molded parts, silver contacts, magnet coils.

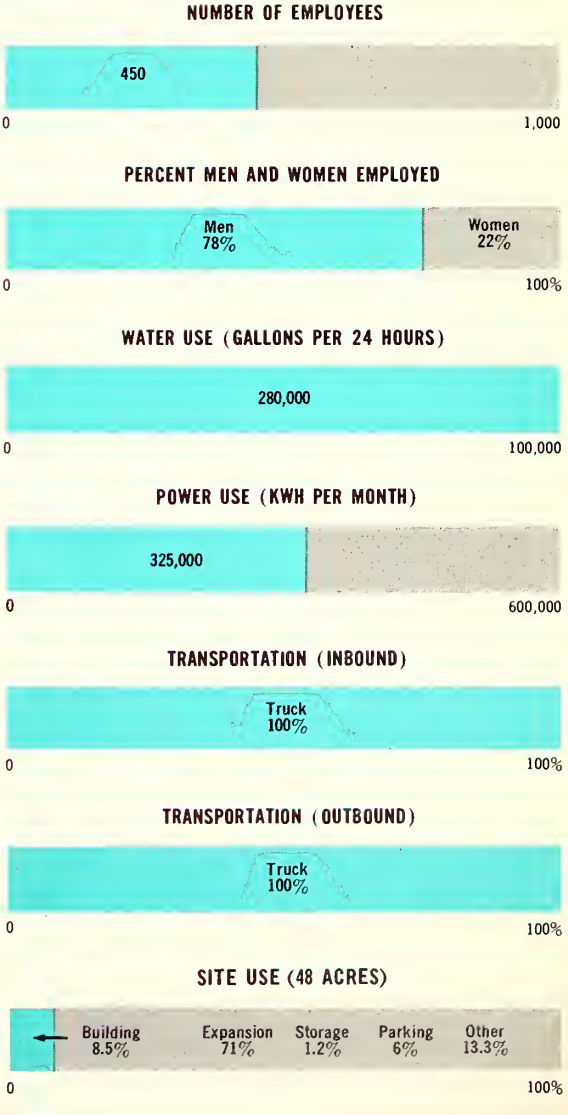
WATER: 280,000 gals. (ph 5–10 iron free) at 40–60 PSI required during 24-hr. period; obtained from plant's wells.

POWER: 325,000 KWH per month; 3,300 KVA; continuity of service critical.

FUEL: Gas 99 percent; standby fuel: 1 percent.

WASTE: 6 cu. yds. per day (combustible); disposal: dumped in sewers, hauled away, plating waste neutralized and discharged into sewer, grease traps; sewage: to city system.

SUMMARY



Site

18 Acres

Plant

33,500 Sq. ft.

Land-to-building ratio

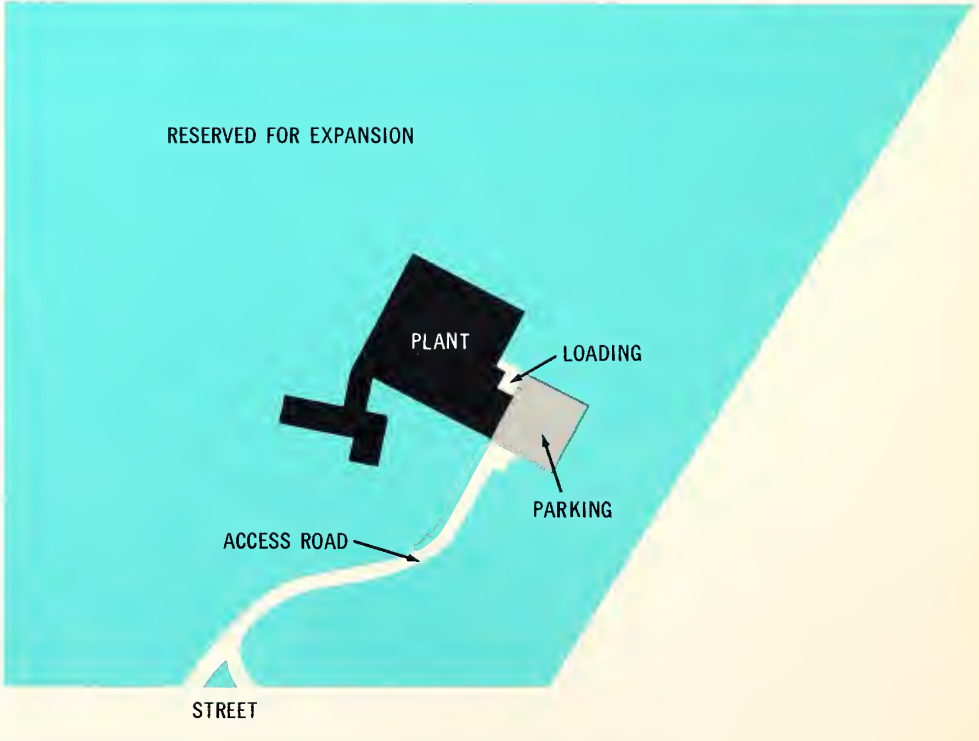
22 to 1

No. employees per acre

9

No. sq. ft. of bldg. per employee

209



Ballbearings

SPLIT BALLBEARING COMPANY

LOCATION: Within the corporate limits of Lebanon, New Hampshire; about 60 miles northwest of Concord.

PLANT: Division of Miniature Precision Bearing Company; built in 1958; branch plant; 33,500 sq. ft. floor area on a single floor including 6,000 sq. ft. occupied by administrative offices; 32 by 32 ft. bays and 12-ft. ceiling clearance in manufacturing area; 32 by 32 ft. bays and a ceiling clearance of 10 ft. in office area. Office construction of varicolored glass building block panels; factory walls are black ceramic glazed brick and aluminum siding; colored ornamental canopy curves along front of plant.

ZONING: Site zoned industrial when selected; surrounding area partly developed both residentially and industrially; building setback 400 ft. from front curb, 300 ft. from side, and 500 ft. from rear property line; no objectionable processes.

WHY COMMUNITY WAS SELECTED: City put in 12-in. water main; Granite State Electric Power Company supplied three 250 KVA transformers.

WHY SITE WAS SELECTED: Existing labor market; transportation facilities; good sub-soil conditions; good flood history; proper zoning; proximity to airport.

OFF-STREET PARKING: 100 spaces for employees; 12 for visitors.

TRANSPORTATION FACILITIES: 2 off-street truck docks (accommodate 2 trucks); no rail sidings; air express and air freight facilities available; 79 percent of all inbound and outbound commodities delivered by truck, 13.5 percent by air, 7.5 percent by rail.

LABOR: 160 employees in 1960 (100 male; 60 female); 114 production workers through the working foreman level (11 skilled; 3 unskilled); 3 shifts; 25 salaried executive employees; 5 salaried engineering employees; 16 non-supervisory employees.

RAW MATERIALS: Steel (Chrome and Stainless).

SEMI-MANUFACTURED MATERIALS: Metal stampings.

WATER: 68,417 gals. (city specifications) at 170 lbs. pressure required during 24-hr. period; obtained from city system.

POWER: 125,000 KWH per month; 750 KVA; continuity of service critical.

FUEL: 95 percent oil; 5 percent gas.

WASTE: A great deal; disposal: dumped in sewers, hauled away; sewage: to plant's septic tank.

REMARKS: In 1957, after the company had outgrown its former plant in Lebanon, the decision was made that the new plant should have ample provision for expansion. The new plant now provides room for 100 percent expansion. In all stages of design of the buildings, a pleasing unity between the site, the buildings and the landscape has been maintained.

SUMMARY

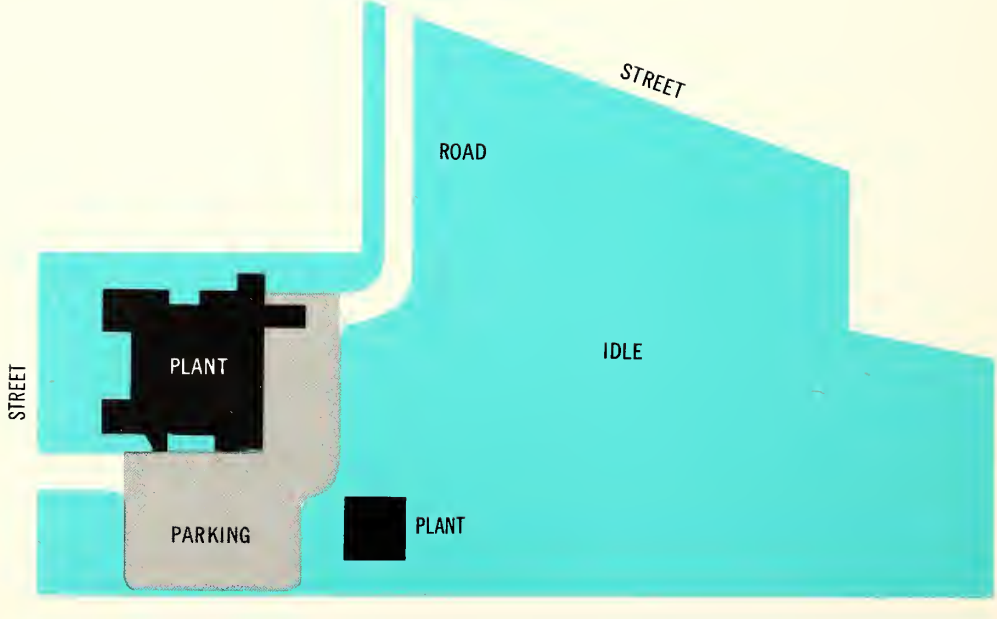
Site
31 Acres

Plant
85,000 Sq. ft.

Land-to-building ratio
15 to 1

No. employees per acre
10

No. sq. ft. of bldg. per employee
283



Pharmaceuticals specialties

STRASENBURGH LABORATORIES

LOCATION Suburban Rochester, New York.

PLANT: Built in 1957–58; principal plant; 85,000 sq. ft. floor area on a single floor including 8,000 sq. ft. occupied by administrative offices; bays of 20 by 50 ft. and a ceiling clearance of 14 ft. in manufacturing area; 20 by 50 ft. bays and a ceiling clearance of 12 ft. in office area. Adroit use of color and materials in construction, and the plant's design and landscaping all enhance its appearance.

ZONING: Site zoned industrial when selected; surrounding area is partly developed industrially; building setback 125 ft. from front curb and 100 ft. from side line; no processes which have objectionable effects.

WHY COMMUNITY WAS SELECTED Rochester area traditional location of firm.

WHY SITE WAS SELECTED: Site fully serviced; proper zoning; transportation facilities; growth of controlled industry; proximity to airport; adequate distance from probable blast effects of enemy attack (in that order).

OFF-STREET PARKING: 130 spaces for employees; 15 for visitors.

TRANSPORTATION FACILITIES 2 off-street truck docks (accommodate 8 trucks); 62.5 percent of all inbound and outbound commodities delivered by truck, 35 percent by rail, and 2.5 percent by air.

LABOR: 300 employees in 1960 (225 male; 75 female); 40 production workers up through the foreman level (10 skilled; 30 unskilled); 1 shift; 20 salaried executive employees; 45 salaried engineering employees; 45 non-supervisory workers.

RAW MATERIALS: Chemicals.

SEMI-MANUFACTURED MATERIALS: Hard-shell gelatin capsules.

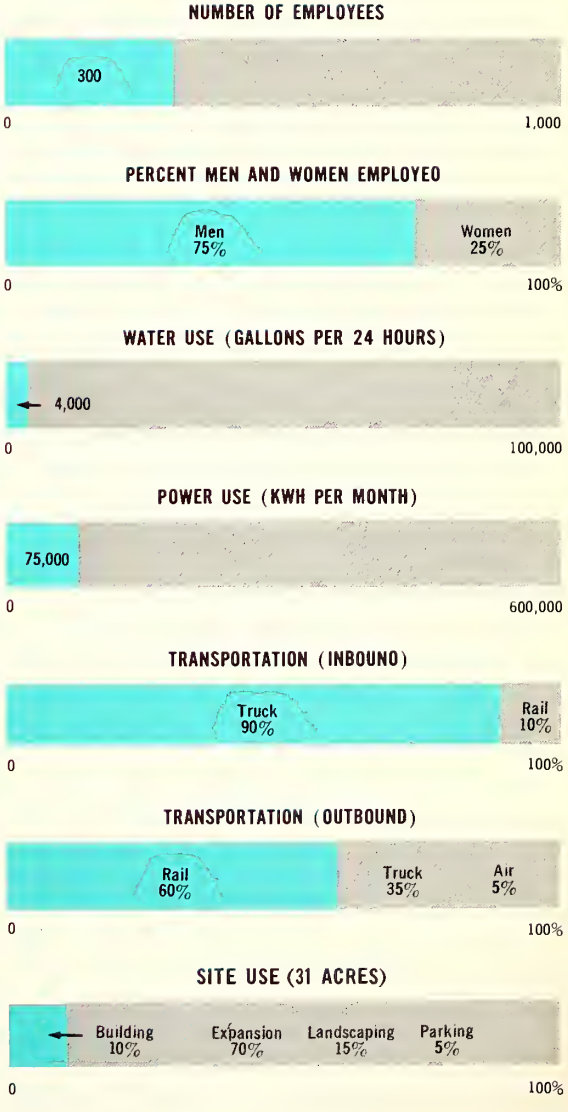
WATER: 4,000 gals. (potable) at 50 lbs. pressure required per 24-hr. period; obtained from city system.

POWER: 75,000 KWH per month; 300 KVA; 300 percent increase in service entrance requirements expected within 5 years; continuity of service critical.

FUEL: Gas.

WASTE: Very little; incinerated; sewage: to county system.

SUMMARY



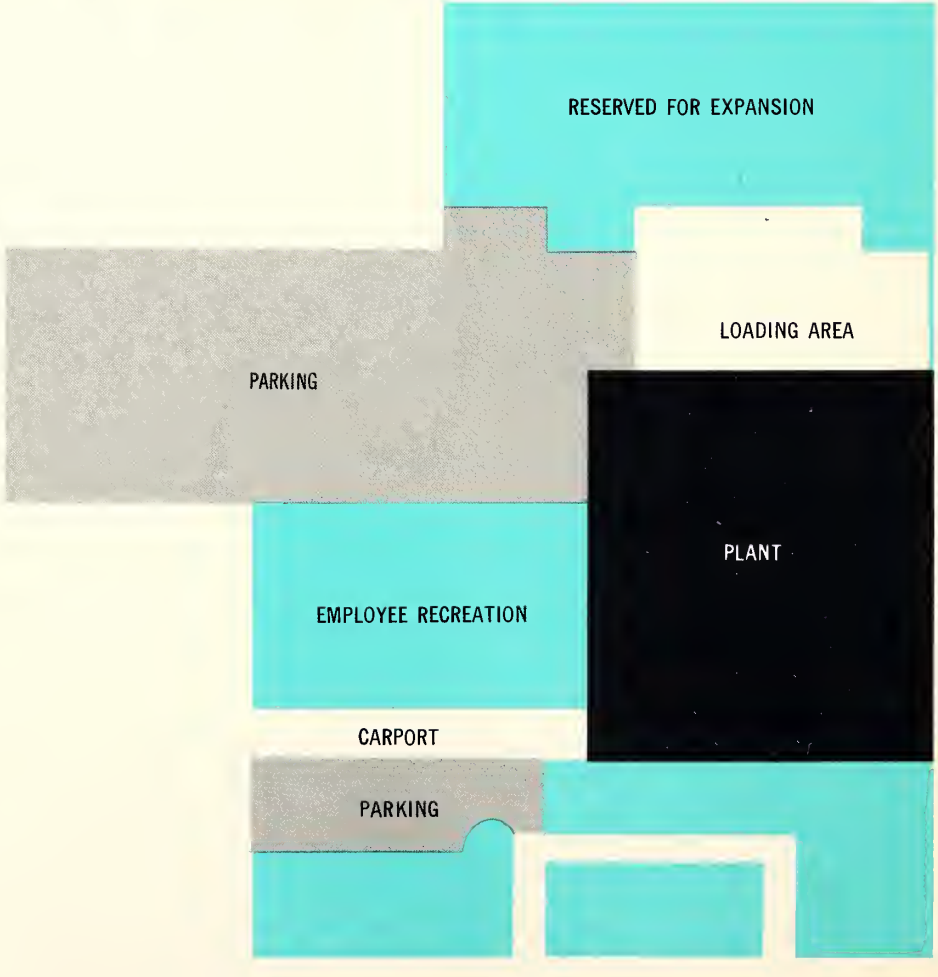
Site
5.5 Acres

Plant
88,000 Sq. ft.

Land-to-building ratio
3 to 1

No. employees per acre
36

No. sq. ft. of bldg. per employee
440



Pharmaceuticals

STUART COMPANY

LOCATION Within the corporate limits of Pasadena, California; in the Los Angeles-Long Beach labor market area.

PLANT Built in 1958; principal plant; owned by company; 88,000 sq. ft. floor area including 6,000 sq. ft. occupied by administrative offices; 2 stories in manufacturing area, which has 23 by 23 ft. bays and a ceiling clearance of 10 ft.; 1 story in office area, which has 23 by 23 ft. bays and an 8-ft. ceiling clearance. Indoor courtyard; pool; exotic, overhanging plants; lavish grillwork all used in construction to make plant an esthetically pleasant place to work.

ZONING Site zoned industrial when selected; area surrounding plant is zoned industrial and is built up industrially; building setback 120 ft. from front curb, 346 ft. from sideline, and 230 ft. from rear property line. Since plant operations cause dust and odors, dust and odor collectors were installed during construction.

WHY COMMUNITY WAS SELECTED Labor, proximity to suppliers and sub-contractors, raw materials and markets (in that order).

WHY SITE WAS SELECTED Proper zoning, transportation facilities, site fully serviced, good flood history, good sub-soil conditions, prevailing winds, proximity to airport (in that order).

OFF-STREET PARKING 120 spaces for employees; 36 for visitors.

TRANSPORTATION FACILITIES 1 off-street truck dock (accommodates 5 trucks at one time); 293 ft. of rail frontage adjoins property; 95 percent of all inbound and outbound commodities delivered by truck, 5 percent by rail.

LABOR 200 employees in 1960; 80 production workers up through foreman level (50 skilled; 30 unskilled); 2 shifts; 5 salaried executives; 115 other employees.

RAW MATERIALS Basic chemicals, pharmaceutical chemicals.

SEMI-MANUFACTURED MATERIALS Drugs, packaging materials.

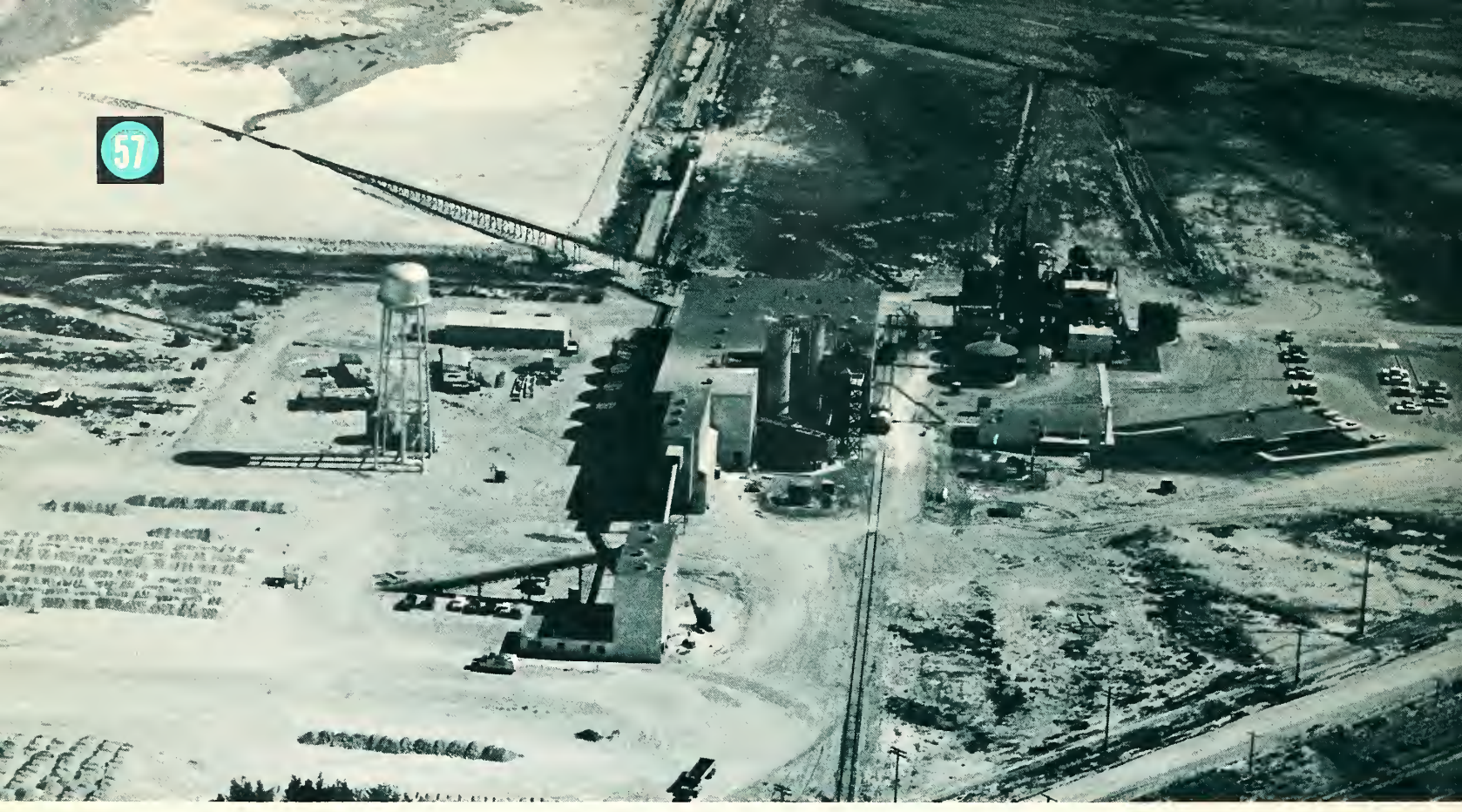
WATER 302,400 gals. per day; reduced from 90 lbs. to 40 lbs. pressure; obtained from city system.

POWER 2,500 Amp., 3 phase, 480 V, 60 cycles.

FUEL Gas 100 percent; standby fuel: 80 percent oil.

WASTE A great deal; disposal: dumped into sewers and hauled away; sewage: to county system.

SUMMARY



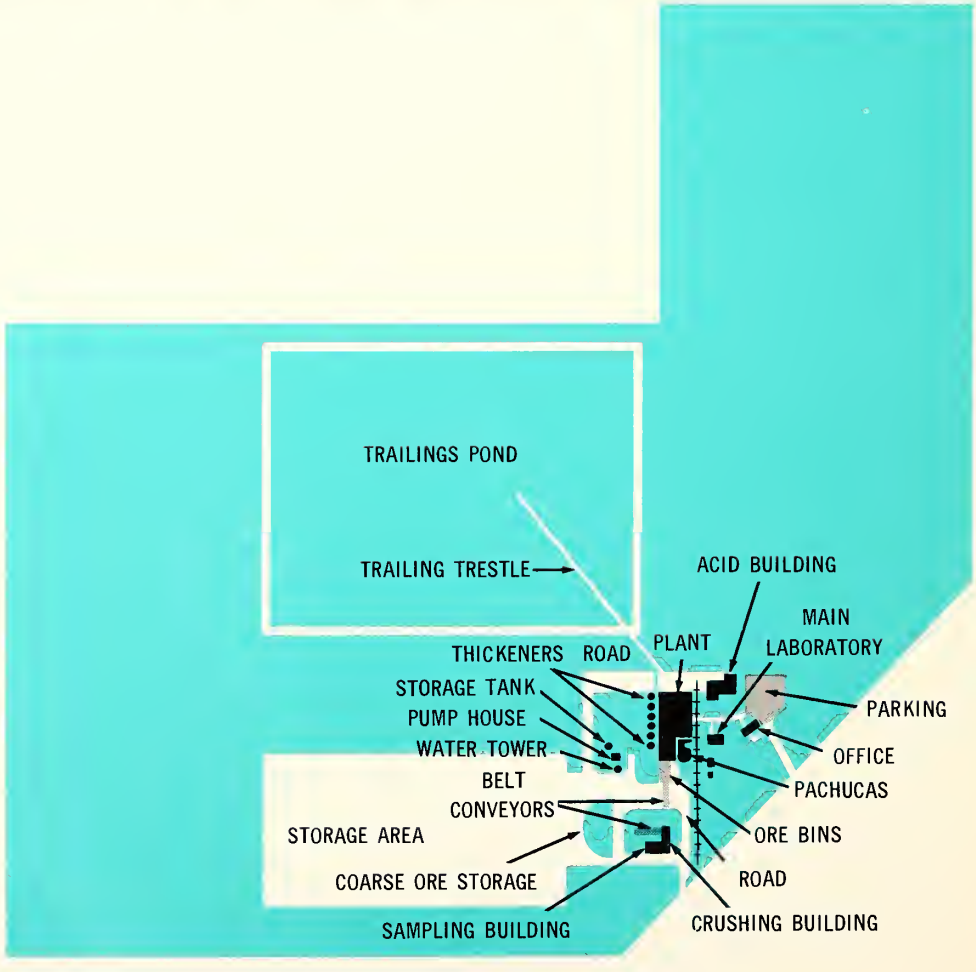
Site
260 Acres

Plant
63,000 Sq. ft.

Land-to-building ratio
179 to 1

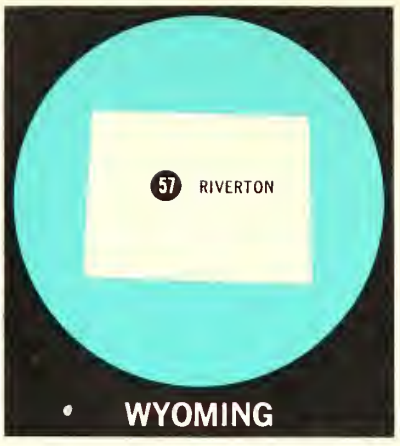
No. employees per acre
0.4

No. sq. ft. of bldg. per employee
624



Uranium concentrate, sulfuric acid

SUSQUEHANNA-WESTERN, INC.



LOCATION On Wyoming Route 30; 3 miles from the corporate limits of Riverton, and about 180 air miles northwest of Cheyenne, Wyoming, within the limits of the Wind River Indian Reservation.

PLANT Built in 1958; branch plant; owned by company; 63,000 sq. ft. floor area including 3,000 sq. ft. used for administrative offices; 2 and 3 stories in manufacturing area, which has bays of 60 by 280 ft. and 70 by 180 ft. and a ceiling clearance of 20 ft.; 1 story, 8-ft. ceiling clearance, in office area. Landscape, design, position on site, lighting and painting all used to enhance the appearance of the plant.

ZONING Site unzoned when selected; surrounding area is open country, principally agricultural; building setback 200 ft. from front property line; plant operations cause some minor dust, noise, odors, and vibrations, but they are not noticeable from plant boundary.

WHY COMMUNITY WAS SELECTED Raw materials, labor and transportation facilities (in that order). The City of Riverton and its businessmen, acting through their Chamber of Commerce, cooperated well beyond their normal obligation. The power, gas, telephone, and railroad companies also displayed an earnest and active desire to assist and cooperate through all phases of design, construction, and operation.

WHY SITE WAS SELECTED Transportation facilities; site fully serviced; good sub-soil conditions; prevailing winds (in that order).

OFF-STREET PARKING 70 paved spaces for employees; 2 for visitors.

TRANSPORTATION FACILITIES One 425-ft. rail siding; 2 off-street truck docks (accommodate 2 trucks at a time); 7.5 percent of inbound and outbound commodities delivered by rail, 92.5 percent by truck.

LABOR 101 employees in 1960 (96 male; 5 female); 84 production workers up through the foreman level (59 skilled; 25 unskilled); 3 shifts; 10 salaried executive employees; 2 salaried engineering employees; 5 non-supervisory employees.

RAW MATERIALS Uranium ore, sulfur.

SEMI-MANUFACTURED MATERIALS Process chemicals, including soda ash, caustic soda.

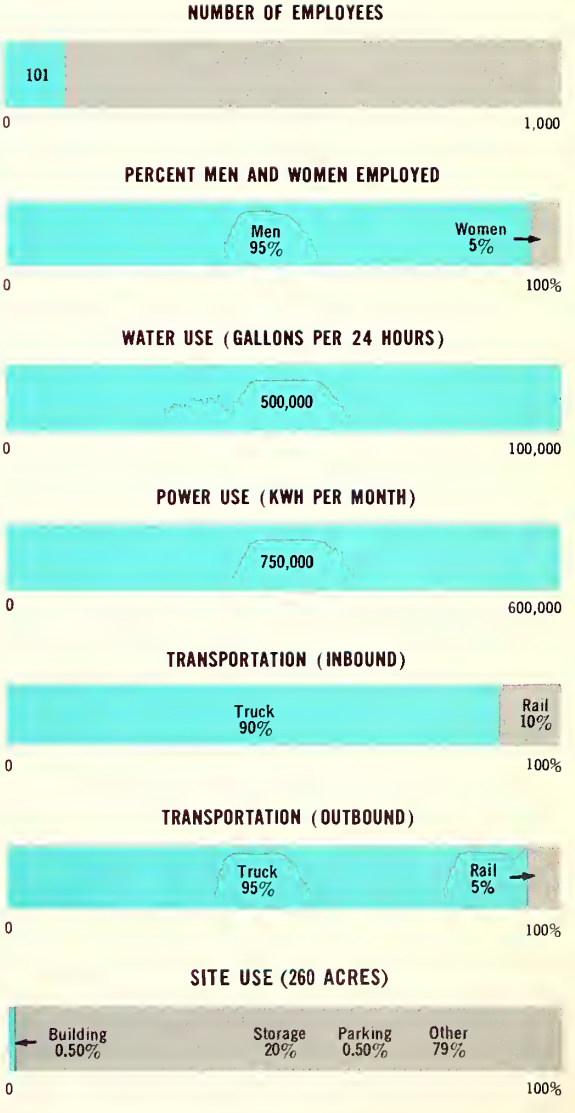
WATER: 500,000 gals. at 35 lbs. pressure, potable (except for boiler feed water which is treated), per 24-hr. period; obtained from plant's wells.

POWER: 750,000 KWH per month; 2,000 KVA; continuity of service critical.

FUEL: Gas.

WASTE: A great deal; disposal: in settling basin; sewage: to plant's septic tank.

SUMMARY



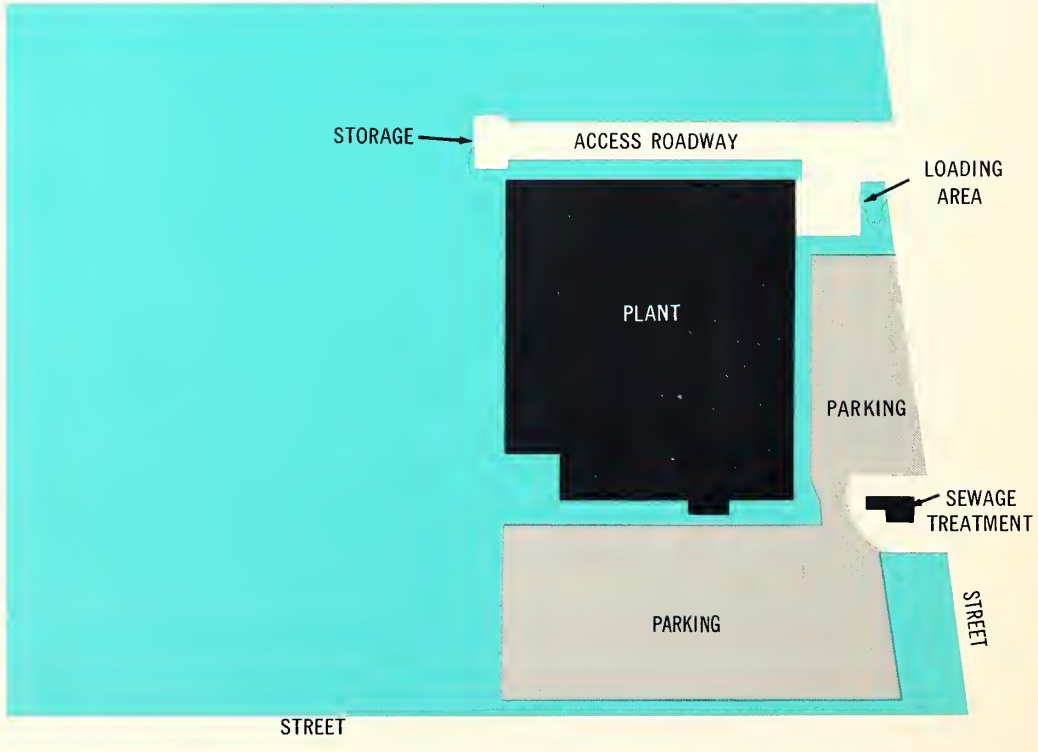
Site
11 Acres

Plant
77,000 Sq. ft.

Land-to-building ratio
5 to 1

No. employees per acre
47

No. sq. ft. of bldg. per employee
150



Computer components, assemblies and coils

SYLVANIA-ELECTRIC PRODUCTS COMPANY

LOCATION Rural Muncy, on routes 220 and 14 between Muncy and Montoursville, in eastern Pennsylvania, in the Williamsport, Pennsylvania, labor market area.

PLANT Built in 1958; branch plant; leased by company; 77,000 sq. ft. floor area on a single floor including 9,000 sq. ft. occupied by administrative offices; 25 by 40 ft. bays and a ceiling clearance of 17 ft. in manufacturing area; bay size 25 by 25 ft. and a ceiling clearance of 9 ft. in office area. Plant is designed to simulate an educational institution to fit surroundings.

ZONING Site unzoned when selected; surrounding area is open country; building setback 144 ft. from front curb, 80 ft. from the east side, 220 ft. from west side, and 140 ft. from rear; no objectionable processes.

WHY COMMUNITY WAS SELECTED Labor, proximity to suppliers and sub-contractors.

WHY SITE WAS SELECTED Transportation facilities, proximity to airport, adequate distance from probable effects of enemy aerial attack.

OFF-STREET PARKING 240 spaces for employees; 8 for visitors.

TRANSPORTATION FACILITIES 2 off-street truck docks (accommodate 2 trucks); air freight, express and parcel post facilities available; 85 percent of all inbound and outbound commodities delivered by truck, 15 percent by air.

LABOR 514 employees in 1960 (163 male; 351 female); production workers up through the working foreman level (29 skilled; 354 unskilled); 1 shift; 26 salaried executive employees; 18 salaried engineering professionals; 77 non-supervisory, clerk employees; 10 employees not accounted for.

RAW MATERIALS Sheet steel.

SEMI-MANUFACTURED MATERIALS Wire.

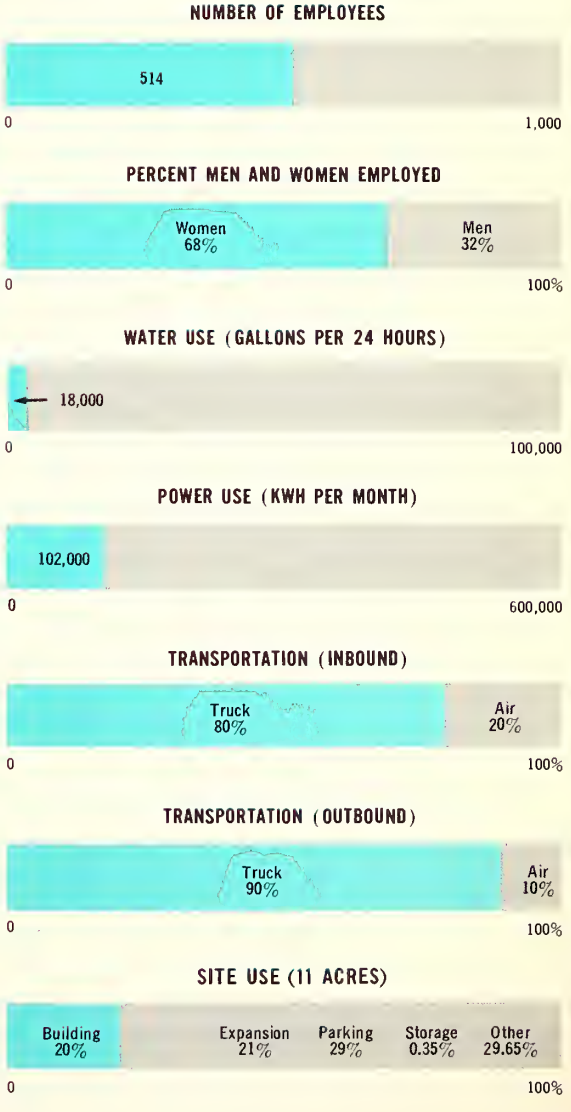
WATER 18,000 gals. per 24-hr. period at PSI, obtained from plant's wells.

POWER 102,000 KWH per mo.; 500 KVA; 50 percent increase in service entrance requirements expected within 5 years; continuity of service critical.

FUEL Oil.

WASTE Very little; disposal: to waste-treatment plant, thence discharged; sewage: to plant's septic tank.

SUMMARY



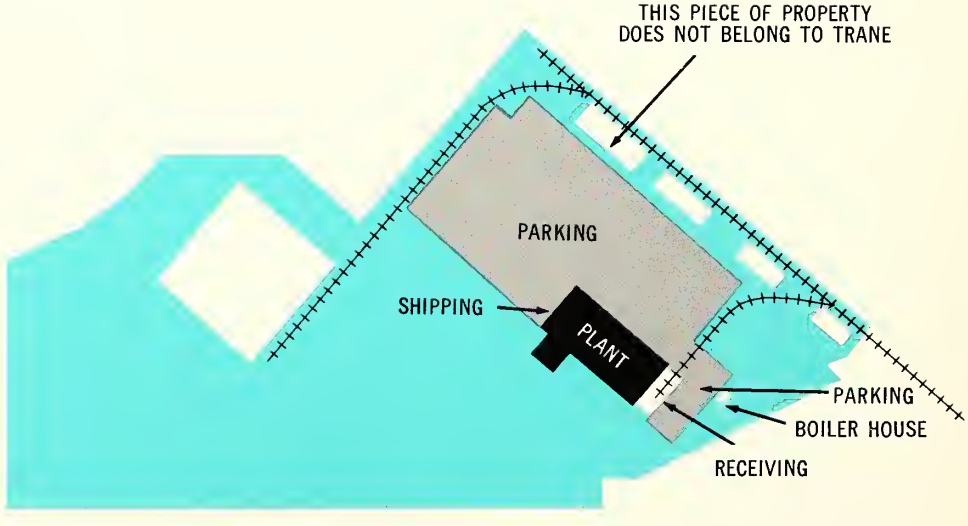
Site
58 Acres

Plant
72,000 Sq. ft.

Land-to-building ratio
34 to 1

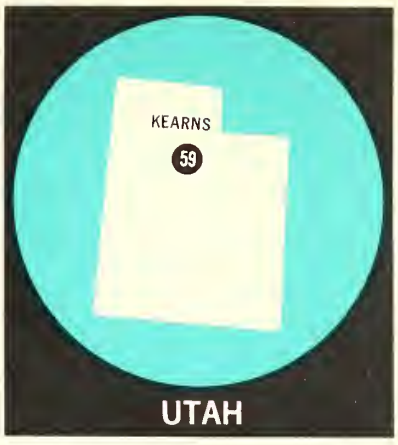
No. employees per acre
2

No. sq. ft. of bldg. per employee
579



Commercial air conditioning and heating products; air handling fans and commercial refrigeration equipment

TRANE COMPANY



LOCATION: Suburban Kearns, Utah; 10 miles southwest of Salt Lake City.

PLANT: Built in 1960–61; branch plant; 72,000 sq. ft. floor area on a single floor including 8,000 sq. ft. occupied by administrative offices; 25 by 40 ft. bays and 18-ft. ceiling clearance in manufacturing area; 25 by 40 ft. bays and 10-ft., 6 in. finished ceiling in office area. Curtain walls and brick enhance the exterior appearance of the office section.

ZONING: Zoning changed to industrial to satisfy plant requirements; area around plant is now zoned residential and rural and is built up residentially; no frontage on main road. Plant operations cause noises and vibrations, considered in zoning ordinances.

WHY COMMUNITY WAS SELECTED: Markets, labor; community and county zoning committees were very cooperative in establishing zoning changes required.

WHY SITE WAS SELECTED: Transportation facilities, good sub-soil conditions, site fully serviced; railroad officials provided information and were very cooperative in providing for spur tracks.

OFF-STREET PARKING: 150 spaces for employees; 25 for visitors.

TRANSPORTATION FACILITIES: One 655-ft. rail siding; 2 off-street truck docks (accommodate 9 trucks); 15 miles from major airport; 85 percent of all inbound and outbound commodities delivered by truck, 15 percent by rail.

LABOR: 125 employees in 1960 (110 male; 15 female); 94 production workers up through the foreman level (10 skilled; 4 unskilled); 8 salaried executive employees; 23 non-supervisory employees.

RAW MATERIALS: Aluminum coil stock, sheet steel, copper tubing, structural steel sections.

SEMI-MANUFACTURED MATERIALS: Electric motors, castings, electrical components, aluminum and steel spinnings, components from other company locations.

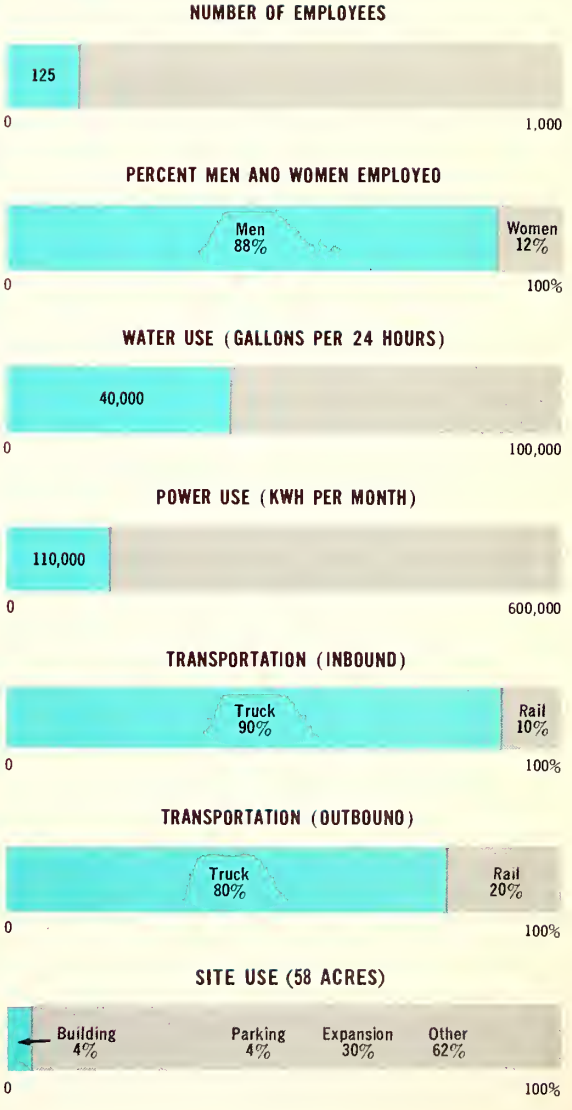
WATER: 40,000 gals., potable, at 60 lbs. pressure required per 24-hr. period; obtained from city system.

POWER: 110,000 KWH per month; 325 KVA; 300 percent increase in service entrance requirements expected within 5 years; continuity of service important.

FUEL: 90 percent gas; 10 percent oil.

WASTE: Very little; disposal: hauled away; sewage: to city system.

SUMMARY



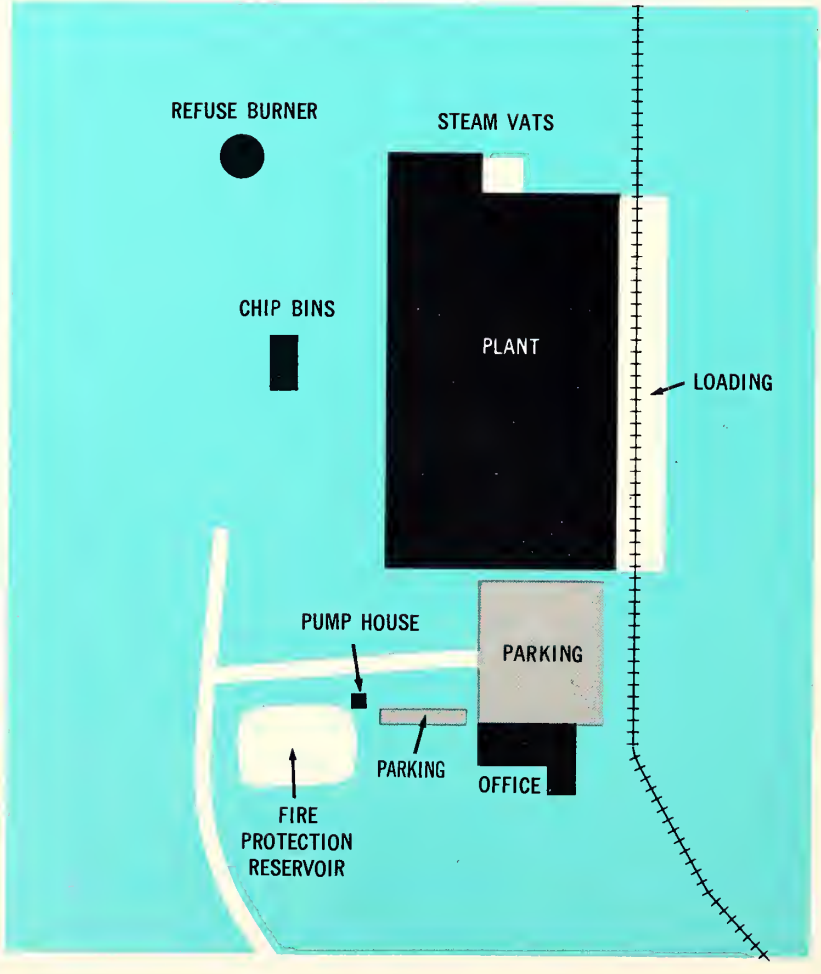
Site
67 Acres

Plant
153,000 Sq. ft.

Land-to-building ratio
18 to 1

No. employees per acre
4

No. sq. ft. of bldg. per employee
635



Plywood

VAN-EVAN COMPANY

LOCATION U. S. Highway 10, 2 miles west of the Civic Center, Missoula, Montana.

PLANT Built in 1959–60; principal plant; 153,000 sq. ft. floor area on a single floor including 900 sq. ft. occupied by administrative offices; 150 by 500 ft. bays and 20-ft. ceiling clearance in manufacturing area; 15 by 60 ft. bays and an 8-ft. ceiling clearance in office area. Exterior plywood applied horizontally and lapped to give shadowline.

ZONING Site zoned industrial when selected; area around plant is partly built up industrially; a limited amount of smoke is caused by plant operations.

WHY COMMUNITY WAS SELECTED: Raw materials, labor, proximity to suppliers and sub-contractors. Special consideration shown in provision of railroad spurs and power lines for plant.

WHY SITE WAS SELECTED Transportation facilities, site fully serviced, good sub-soil conditions, proper zoning, good flood history, adequate distance from probable effects of enemy aerial attack.

OFF-STREET PARKING Data unavailable.

TRANSPORTATION FACILITIES. One 1,700-ft. rail siding; 1 off-street truck dock (accommodates 1 truck); 50 percent of inbound and outbound commodities delivered by rail, 50 percent by truck.

LABOR 241 employees in 1960 (239 male; 2 female); 225 production workers up through the foreman level (16 skilled; 188 unskilled); 3 shifts; 5 executive employees; 1 engineering professional; 8 non-supervisory employees.

RAW MATERIALS Timber.

SEMI-MANUFACTURED MATERIALS: Glue.

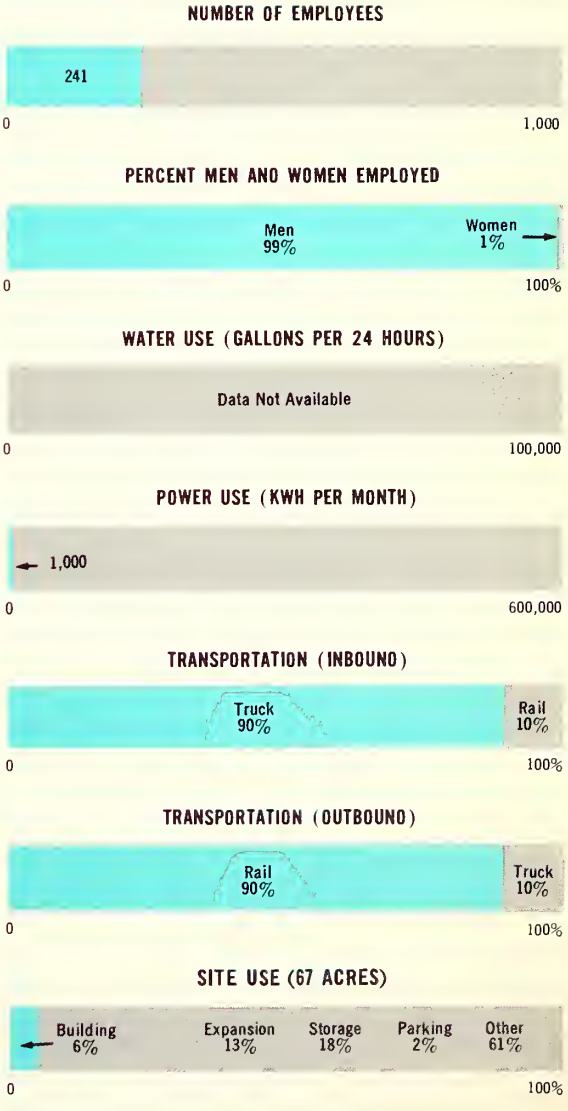
WATER: No meter; 75 lbs. pressure; obtained from plant's wells.

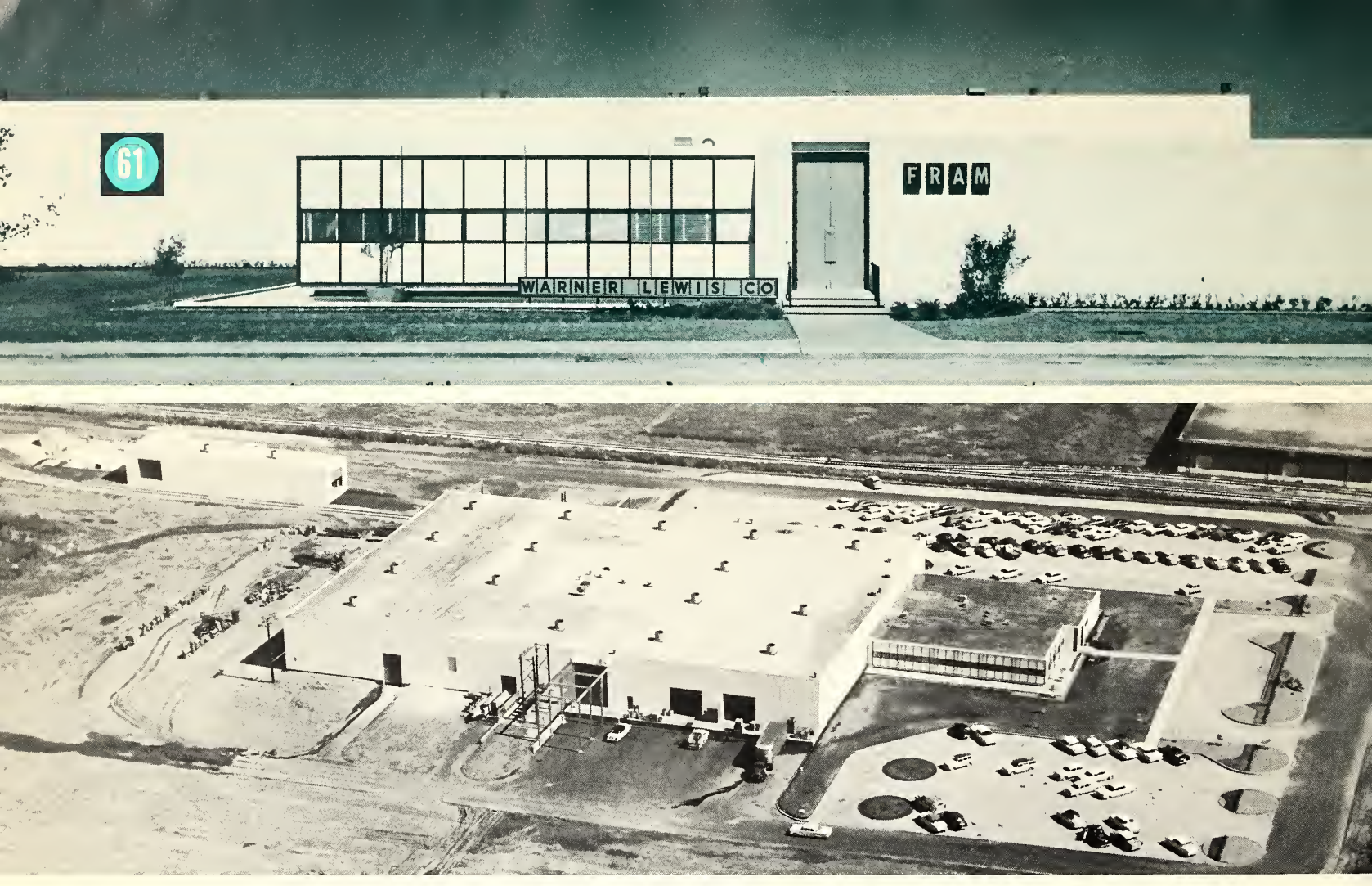
POWER: 1,000 KWH per month; 1,500 KVA; 33 percent increase in service entrance requirements expected within 5 years; continuity of service critical.

FUEL: Gas 100 percent; standby fuel: 100 percent oil.

WASTE: Very little; disposal: incinerated, settling basin; sewage: to plant's septic tank.

SUMMARY





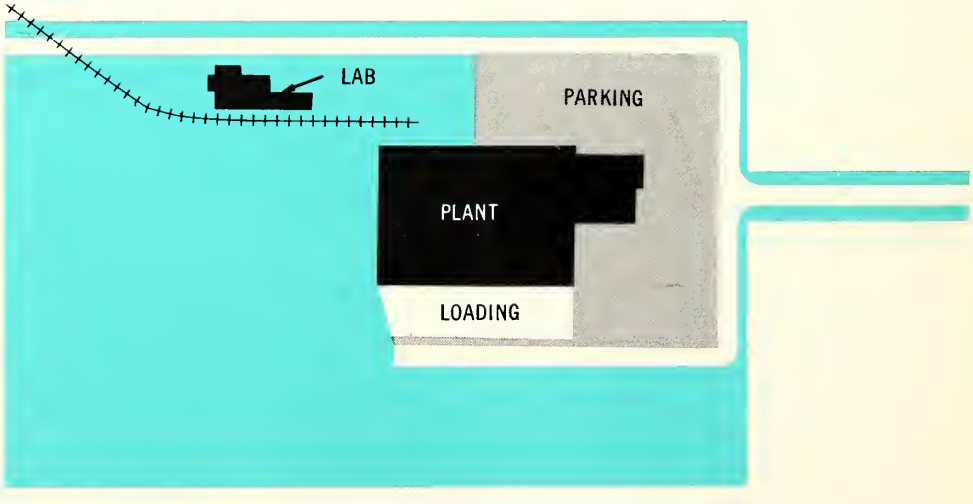
Site
16 Acres

Plant
77,000 Sq. ft.

Land-to-building ratio
8 to 1

No. employees per acre
12

No. sq. ft. of bldg. per employee
385



Filters and filter separators

WARNER LEWIS COMPANY

LOCATION Suburban Tulsa, Oklahoma.

PLANT Built in 1960; principal plant; owned; 77,000 sq. ft. floor area on a single floor including 9,000 sq. ft. occupied by administrative offices; 40 by 200 ft. bays and 20-ft. ceiling clearance in manufacturing area; 9-ft. ceiling clearance in office area. Exterior construction of aluminum siding, enamel finish on manufacturing area; brick and sectional steel panels on office area; overall design and landscaping enhance appearance of plant.

ZONING. Site zoned industrial when selected; surrounding area partly developed industrially; building setback 400 ft. from front curb, 200 ft. from side, and 600 ft. from rear. Dust and noises caused by plant operations considered in relation to zoning ordinances and protective covenants; no need seen to lessen objectionable factors.

WHY COMMUNITY WAS SELECTED Labor; proximity to suppliers and sub-contractors; markets; located in Tulsa at older plant for 15 years.

WHY SITE WAS SELECTED Proper zoning, transportation facilities, good sub-soil conditions, proximity to airport.

OFF-STREET PARKING 250 spaces for employees; 10 for visitors.

TRANSPORTATION FACILITIES One 600-ft. rail siding; 2 off-street truck docks (accommodate 8 trucks at one time); adjacent to Tulsa Municipal Airport; 90 percent of all inbound and outbound commodities delivered by truck, 7.5 percent by rail, 2.5 percent by air.

LABOR 200 employees in 1960 (185 male; 15 female); 50 production workers up to the working foreman level (20 skilled; 30 unskilled); 2 shifts; 80 salaried executive employees; 10 salaried engineering professionals; 60 non-supervisory. clerk employees.

RAW MATERIALS. Steel, paper, fiber glass.

SEMI-MANUFACTURED MATERIALS: None.

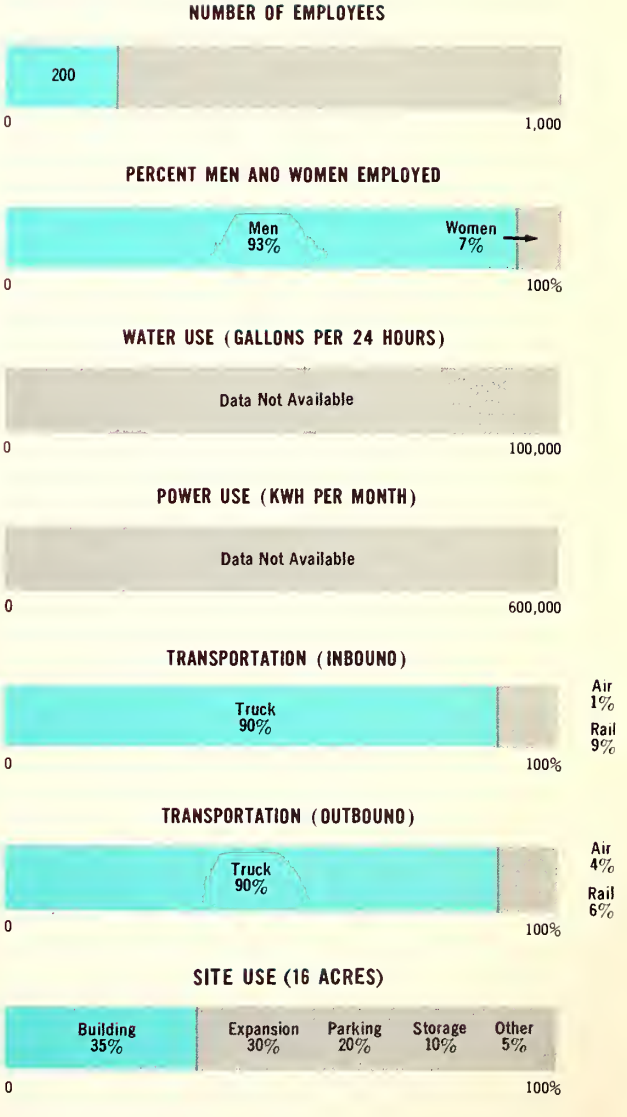
WATER: Obtained from city system.

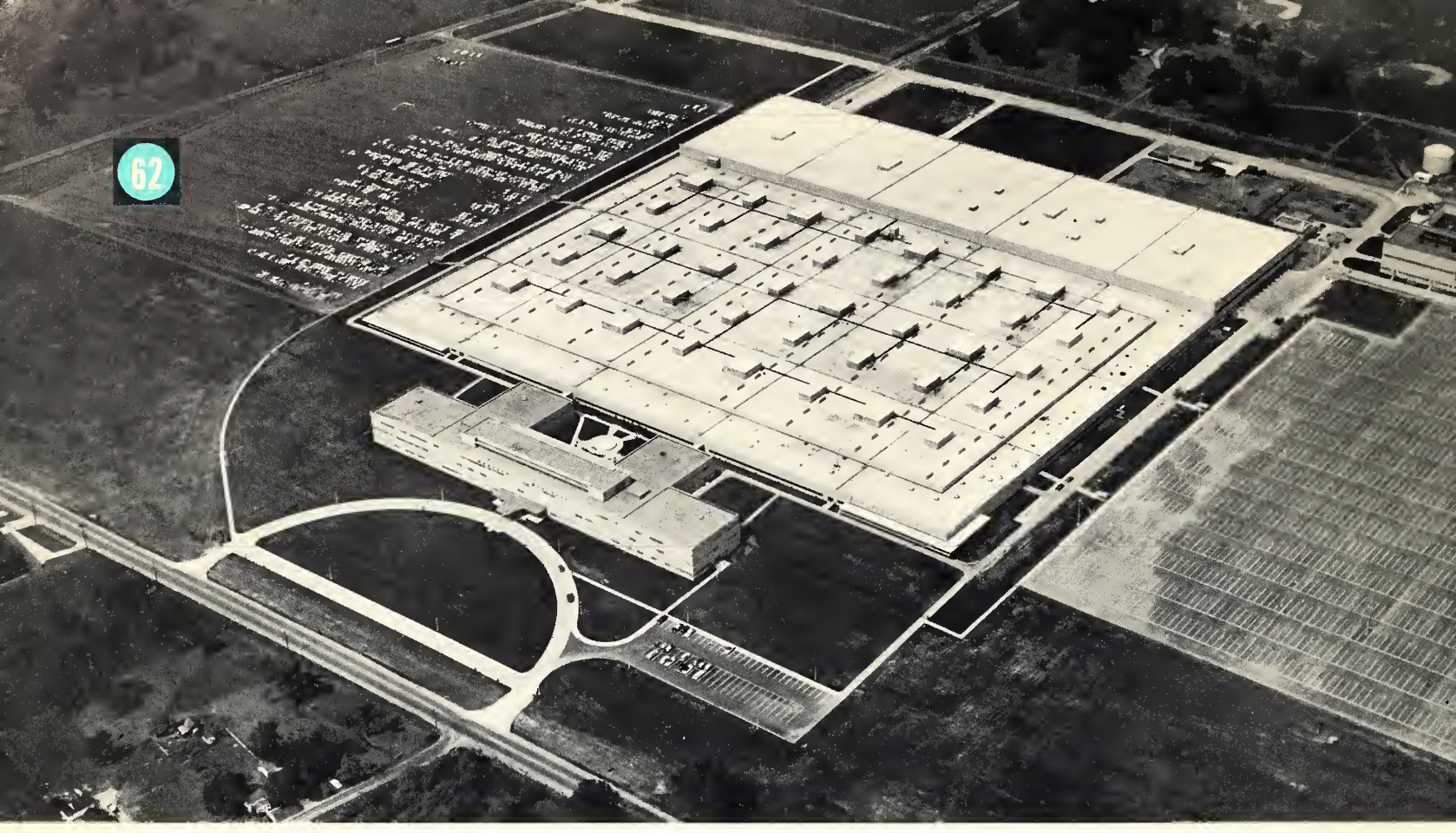
POWER: Continuity of service critical.

FUEL: Gas.

WASTE: Very little; disposal: hauled away; sewage: to city system.

SUMMARY





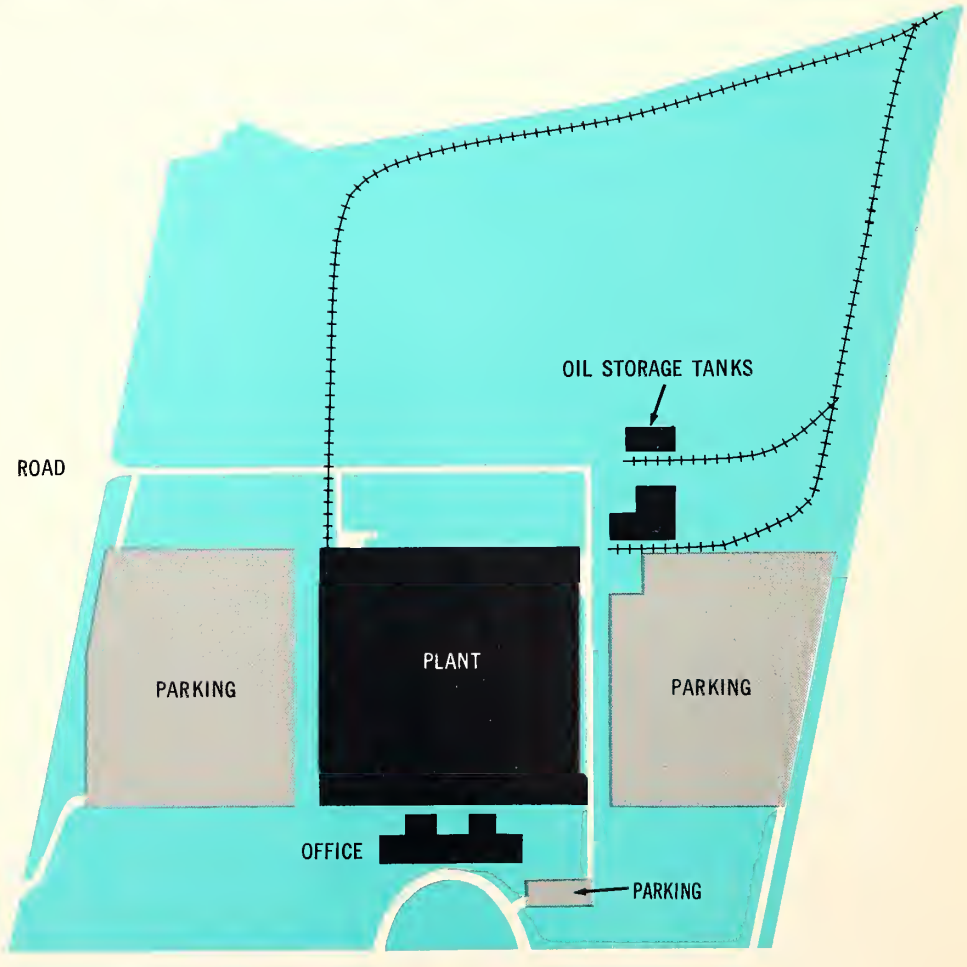
Site
252 Acres

Plant
1,600,000 Sq. ft.

Land-to-building ratio
7 to 1

No. employees per acre
13

No. sq. ft. of bldg. per employee
488



Crossbar switching equipment for communications systems

WESTERN ELECTRIC COMPANY

LOCATION Within the corporate limits of Columbus, Ohio.

PLANT Built in 1959; branch plant; 1,600,000 sq. ft. floor area including 240,000 sq. ft. occupied by administrative offices; 1 story, 40 by 60 ft. bays and a ceiling clearance of 18 ft. in manufacturing area; 4 stories, 24 by 24 ft. bays and ceiling clearance of 9 ft., 2 in. (under a hung ceiling) in office area. Architecture and landscaping employed to make the plant attractive.

ZONING Site zoned rural when selected; zoning changed to satisfy plant requirement; area around plant is now zoned industrial and residential and is partly developed residentially; building setback 350 ft. from front curb, 1,200 ft. from side, and 2,500 ft. from rear; no objectionable processes.

WHY COMMUNITY WAS SELECTED Labor, markets, industrial climate and educational opportunities. Unusual cooperation was manifested by the city in the following ways: The city water main was extended to the plant site, and a new city water pumping station was provided; the sanitary sewer main was extended to the plant site.

WHY SITE WAS SELECTED Land contour and location in community, transportation facilities, good sub-soil conditions.

OFF STREET PARKING 3,700 spaces for employees; 60 for visitors.

TRANSPORTATION FACILITIES 3 rail sidings with a total of 10,000 ft. of sidings; 2 off-street truck docks (accommodate 21 trucks); information on percentage of mode of inbound and outbound commodity deliveries not available for release.

LABOR 3,281 employees in 1960 (2,197 male; 1,084 female); 2,091 production workers up through the foreman level (296 skilled; 1,795 unskilled); 3 shifts; 233 salaried executive employees; 414 salaried engineering professionals; 543 non-supervisory, clerk employees.

RAW MATERIALS Wire—resistance, copper nickel; wire—copper; wire—nickel silver; nickel silver strip; steel—1 percent silicon; steel—hot rolled bars & shapes; steel—strip & sheet; phenolic molding compound; cellulose acetate sheet; reproduction supplies.

SEMI-MANUFACTURED MATERIALS Resistors; capacitors; electrical connectors; plastic tubing; phenolic impregnated paper tubing; paint; nuts, bolts, screws; small tools.

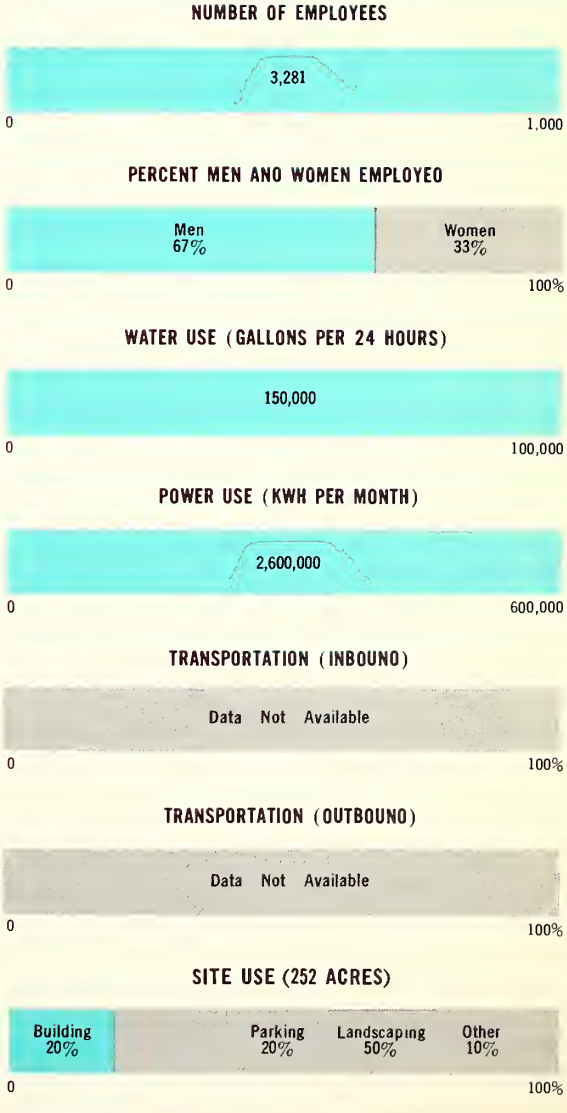
WATER 150,000 gals. at 60 PSI (potable, iron free, hardness less than 5 grains) per 24-hr. period; obtained from city system.

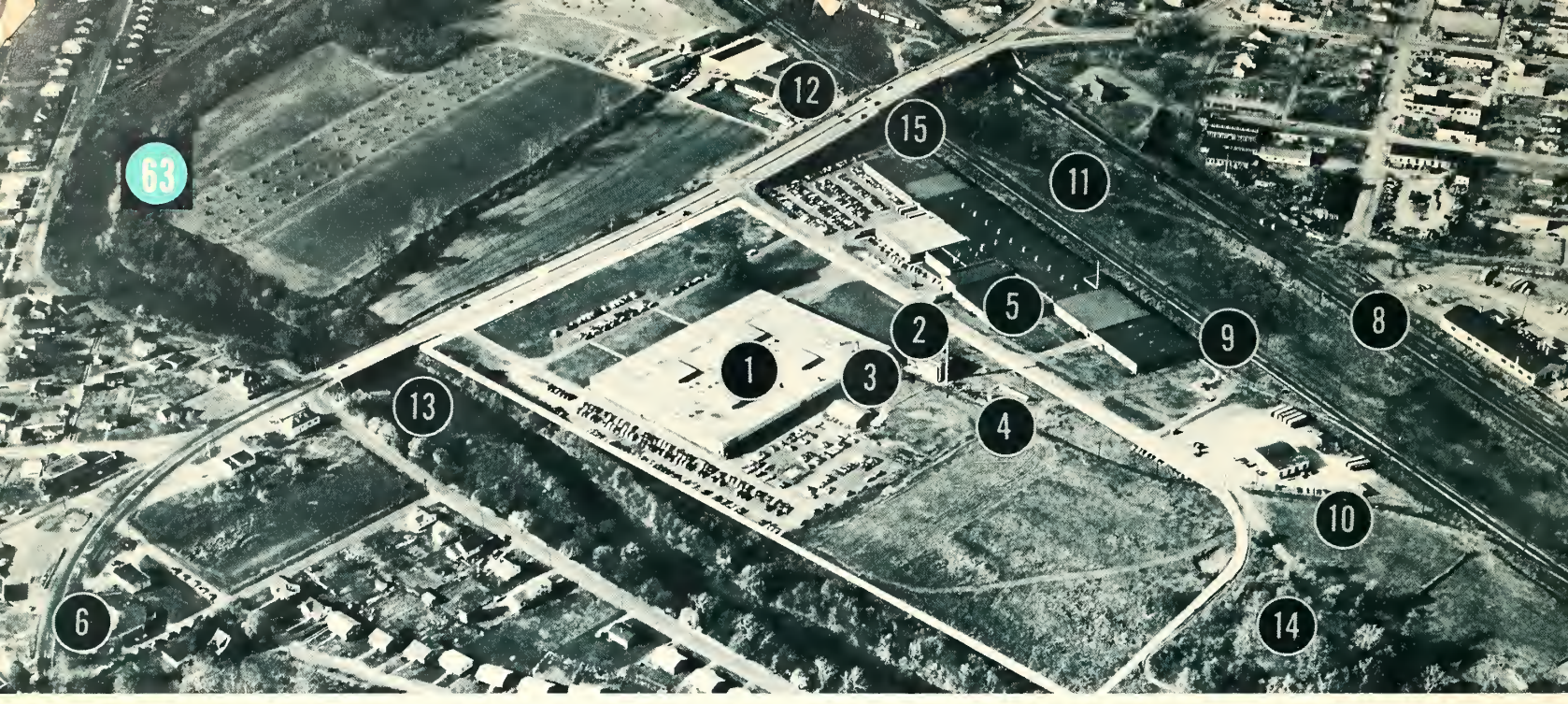
POWER 2,600,000 KWH per mo.; 20,000 KVA; 25 percent increase in service entrance capacity requirements expected within 5 years; continuity of service important.

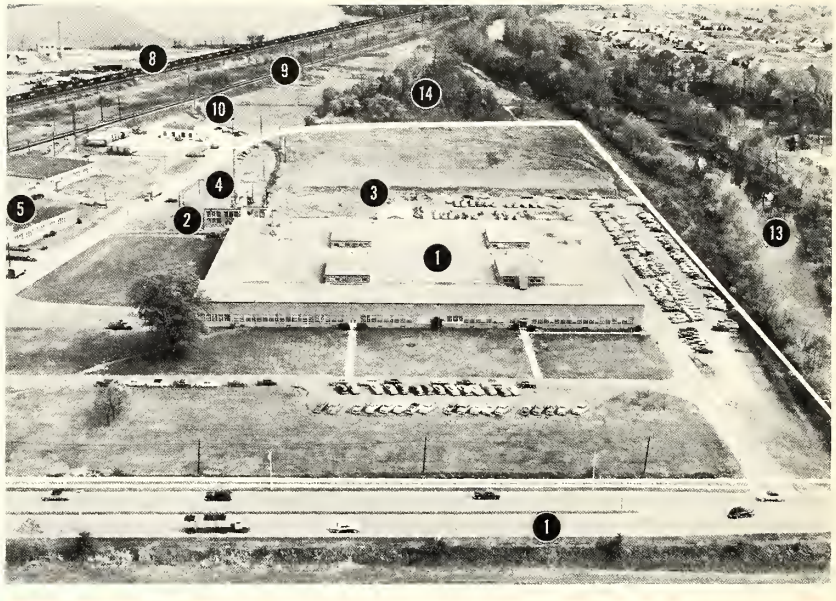
FUEL 100 percent gas; standby fuel: 100 percent oil.

WASTE: Very little; disposal: hauled away to waste-treatment plant, thence discharged; sewage: to city system.

SUMMARY







Site
23 Acres

Plant
142,900 Sq. ft.

Land-to-building ratio
6 to 1

No. employees per acre
29

No. sq. ft. of bldg. per employee
212

1. MAIN BUILDING
2. POWER PLANT
3. BUILDING IN REAR
4. PROPANE TANK
5. ROWE FURNITURE CO. (MFGRS.)
6. MECHANICAL DEVELOPMENT (TOOLS AND DIES)
7. LEE HIGHWAYS (U.S. #11)
8. NORFOLK & WESTERN R.R.
9. VIRGINIAN R.R. (NOW N & W)
10. SPUR TO YALE & TOWNE
11. SPUR OF N & W R.R.
12. GRAHAM WHITE MFG. CO. (FOUNDRY)
13. ROANOKE RIVER
14. ADJACENT PROPERTY OWNED BY TOWN OF SALEM
15. J. SINCLAIR BROWN BRIDGE

Locks and hardware

YALE LOCK AND HARDWARE COMPANY

LOCATION: Within the corporate limits of Salem, Virginia, in the Roanoke, Virginia, labor market area.

PLANT: Division of Yale and Towne Manufacturing Company; built in 1947–48; branch plant; 142,900 sq. ft. floor area on a single floor including 8,000 sq. ft. occupied by administrative offices; 30 by 40 ft. bays and a 19-ft. ceiling clearance in the manufacturing area; 30 by 40 ft. bays and a 19-ft. ceiling clearance in office area. Landscape and design of building used to enhance appearance of plant.

ZONING: Site zoned industrial when selected; area around plant is built up industrially; building setback 350 ft. from front curb, 150 ft. from side, and 700 ft. from rear; no objectionable processes.

WHY COMMUNITY WAS SELECTED: Labor, raw materials, markets, proximity to suppliers and sub-contractors. A very effective bond of mutual cooperation exists between the company and the town. Community and utility groups have shown unusual cooperation in the following ways: Cost and maintenance of railroad spurs shared by railroad and town; sidewalk and 4-lane divided highway with new bridge and approaches were constructed with town's cooperation; town constructed a 10-in. water main extension and fire hydrant for protection; company donated easement between plant building and river so town could complete sewage disposal facilities.

WHY SITE WAS SELECTED: Proper zoning, transportation facilities, site fully serviced, proximity to airport.

OFF-STREET PARKING: 290 spaces for employees; 6 for visitors.

TRANSPORTATION FACILITIES: 3 off-street truck docks; 1 rail siding; three air lines; 92.5 percent of all inbound and outbound commodities delivered by truck, 4.5 percent by rail, 3 percent by air.

LABOR: 675 employees in 1960 (287 male; 388 female); 564 production workers up through the foreman level (31 skilled; 23 unskilled); 3 shifts; 12 salaried executive employees; 99 non-supervisory employees.

RAW MATERIALS: Zinc, steel, brass, bronze, aluminum.

SEMI-MANUFACTURED MATERIALS: Screws, screw machine parts, springs.

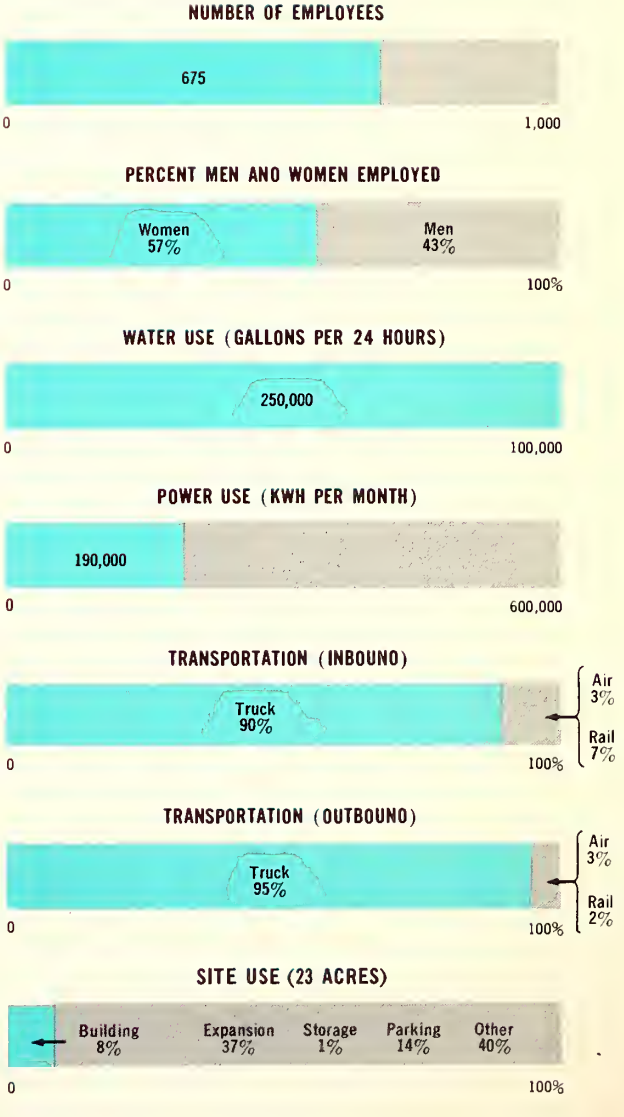
WATER: 250,000 gals. (State health standards) at 60 PSI (min.) required during 24-hr. period; obtained from city system.

POWER: 190,000 KWH per mo.; 999 KVA; continuity of service critical.

FUEL: 95 percent gas; 5 percent oil; standby fuel: coal.

WASTE: Very little; disposal: hauled away; settling basin; discharged into stream; sewage: to city system.

SUMMARY



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